

Second Quarter 2020

Colorado Multi-Family Housing Vacancy & Rental Survey

covering

Colorado Springs, Fort Collins/Loveland, Grand Junction, Greeley, and Pueblo

sponsored by

Colorado Division of Housing

Apartment Realty Advisors

conducted by

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of

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And

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of

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The sponsors of the Colorado Multi-Family Vacancy and Rent Survey contract with an independent researcher to produce this report. No individual information is released by the researcher to a sponsor or to the public.

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Report Summary

The Colorado Division of Housing, and Newmark Knight Frank Multifamily sponsor this report as a service to the multi-family housing industry in Colorado. The purpose of this survey is to report vacancy and rent levels for multi-family housing in selected markets. The survey is conducted to provide residents, owners and managers of rental property, local and state government officials, and investors and developers with accurate and up-to-date information on the multi-family rental housing industry.

The survey reports averages so there may be significant differences in vacancy and rental rates by market area, size and location of multi-family buildings. The survey was possible because of the excellent cooperation of participating apartment managers, owners, and property managers. For the Second Quarter 2020 Survey 35,691 units reported in the Colorado Metropolitan Areas compared to 35,229 for the Second Quarter 2019 Survey. All information collected on each building/complex is TOTALLY CONFIDENTIAL. Only summary data is reported.

The overall composite Colorado state vacancy rate for the market areas surveyed and the metro Denver area was 4.9 percent for June of 2020, compared to 5.2 for December of 2019. This is compared to 4.9 percent for June of 2019, 5.6 percent for December 2018, and 5.9 percent in June 2018. It is difficult to generalize, but a 5.0 percent vacancy rate is considered to be an equilibrium rate. The vacancy rate varies with Colorado Springs at 4.5 percent; Fort Collins/Loveland, 4.0 percent; Grand Junction, 2.0 percent; Greeley, 4.3 percent; and Pueblo, 2.4 percent.

The overall average rent per square foot ranges from a low of 87 cents in Grand Junction to a high of 164 cents in Fort Collins/Loveland. Rent per square foot is generally the highest in efficiency apartment units and the lowest in three bedroom units. Rental rates are generally lowest with 2 to 8 unit buildings, 9 to 50 and 51 to 99 unit buildings being in the mid-range, and rates highest in the largest buildings (100 and up). Rents are based on the units being unfurnished with residents paying gas and electricity.

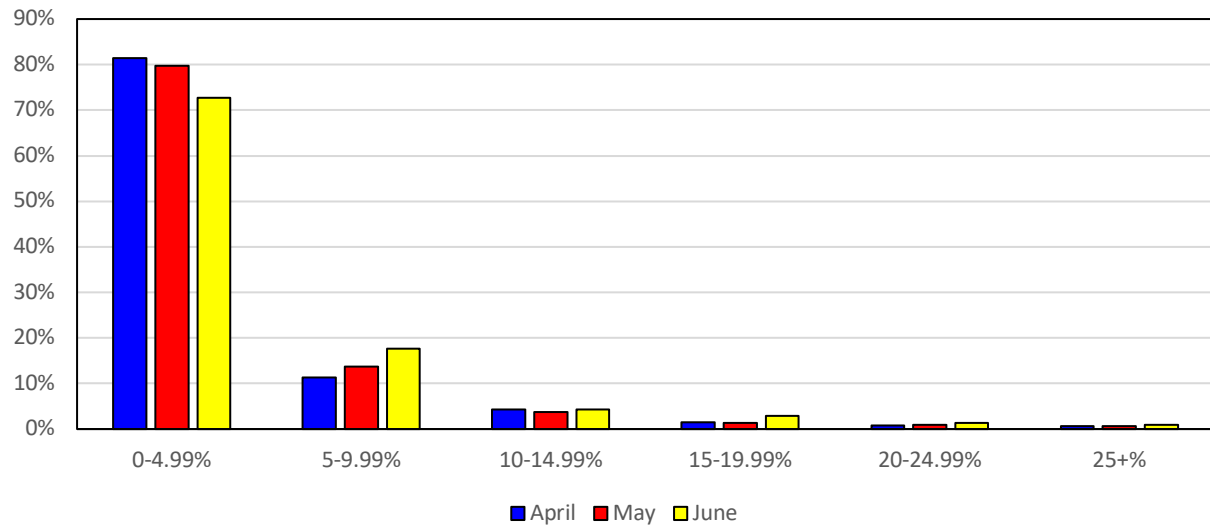
This report features information on resident turnover. Turnover rate is defined as the frequency at which renters move-out of their apartment units. This information has been calculated for the larger rental markets in our survey: Colorado Springs, Fort Collins/Loveland, Grand Junction, Greeley, and Pueblo. It is summarized under Resident Turnover per Month by Size of Building and Resident Turnover per Month by Age of Building. In Colorado Springs, the turnover rate is 4.6 percent. This means that tenants moved out of 4.6 percent of the units the previous month.

All data is for the month of June except for turnover. That data is based on data from the previous month. Data for June represents move-outs from May. The turnover is only for one month. In some markets, seasonal fluctuations limit the use of this data to a monthly comparison and should not be used to extrapolate an annual turnover rate.

Survey management and analysis was done by Dr. Ron Throupe, of The University of Denver and Jennifer L. Von Stroh of Colorado Economic and Management Associates. Information furnished by participants is considered reliable. The sponsors and author make no warranty, express or implied, and assume no legal liability or responsibility for the inclusion of data from the participants in the survey or for the use of the data from the survey. Material contained in this publication is within the public domain and may be reproduced without special permission when proper reference is given to the Colorado Division of Housing and Colorado Economic and Management Associates.

As part of a special survey of COVID-19 effects, the participants for this quarter were asked about the delinquency patterns for the months of April, May, and June. The results show that the amount of non-payment was low, with the majority of respondents saying their results show less than 5% of tenants not paying. But there was some erosion of rent payment as we move from April to June as the percentage of communities experiencing a 5-9.99% of non-payment increased, as the 0-5% response incrementally decreased. Many responses to the special survey questions mentioned rent deferral programs in place during these months, illustrating that both locally, and nationally, there has been some slow payment of rents. As the COVID-19 pandemic continues and government relief programs expire or are revised, future rent variations may appear, and we'll continue to track the trends.

What percentage of this property's total tenants did not pay in a Given Month and were not evicted due to COVID-19 related considerations?



INTRODUCTION

The purpose of this Colorado Multi-Family Vacancy and Rental Survey is to show vacancy rates by type of apartment (efficiency; one bedroom; two bedroom, one bath; two bedroom, two bath; three bedroom; and other) and rent levels by location, age and size of building. The Survey includes all multi-family rental, two units and up.

The Survey covers seventeen major market areas for the First and Third Quarters: Alamosa, Aspen, Buena Vista, Canon City, Colorado Springs, Durango, Eagle County, Fort Collins/Loveland, Fort Morgan/Brush, Glenwood Springs, Grand Junction, Gunnison, Lake County, Montrose, Pueblo, Salida, Southeast Colorado, Steamboat Springs, Sterling, Summit County, and Weld County. For the Second and Fourth Quarters only metropolitan areas in the state are surveyed. Because of the size of some of the markets, three areas were sub-divided: Colorado Springs has seven sub-markets, Fort Collins/Loveland has five, and Pueblo has four.

The boundaries for Colorado Springs are:

Northwest: on the east, I-25 and on the south, Cimarron Street, Eighth Street and Lower Gold Camp Road; Northeast: on the west and southwest, I-25, Nevada Avenue, Austin Bluffs Parkway, Union Blvd., and Circle Drive and on the south, Platte Avenue; on the north, northeast, and east, Academy Boulevard; Far Northeast: on the west and northwest, Academy Boulevard; on the south, Platte Avenue; Southeast: on the north, Platte Avenue, on the west, Circle Drive and I-25 and on the south, Drennan Road; Security/Widefield/Fountain: on the north, Drennan Road and on the west, I-25; Southwest: on the east, I-25 and on the north and west, Cimarron Street, Eighth Street, and Lower Gold Camp Road; and Central: on the north and east, Austin Bluffs Parkway, Union Blvd, Circle Drive and on the south and west, Circle Drive and I-25.

The boundaries for Fort Collins are:

Northwest: on the east, College Avenue and on the south, Prospect Road; Northeast: on the west, College Avenue and on the south, Prospect Road; Southeast: on the north, Prospect Road and on the west, College Avenue; and Southwest: on the east, College Avenue and on the north, Prospect Road. The boundary for Loveland is the City of Loveland.

The boundaries for Pueblo are:

Northwest: on the east, I-25 and on the south, the Arkansas River; Northeast: on the west, I-25 and on the south, the Arkansas River; Southeast: on the north, the Arkansas River and on the west, I-25; Southwest: on the east, I-25 and on the north, the Arkansas River.

The boundaries for the other market areas generally use the incorporated city limits of each jurisdiction.

Each table in the Survey is labeled by a market or sub-market area. With the tables for each market or sub-market area, for each type of apartment by rent level, the following format is used:

9 = number of units vacant (first figure)
194 = total number of units reporting (second figure)
4.6%= vacancy rate (third figure)

When no figures are shown, no apartments of the specific size and rent level were reported. With the summary tables, there may be no data or there may be only a limited number of complexes and disclosing the information would reduce confidentiality. All vacancy rates are as of the 10th of September for the September Survey (except for 2000 which was for October 10), and the 10th of March for the March Survey.

The samples were taken with the assumption that the rates were for unfurnished rental units with tenants paying electricity and gas. Apartment complex/building lists were developed from official lists. Returned survey forms were checked for completeness, then coded and entered into the computer for processing. Tabulations were performed by the use of a computerized program. The cumulative totals have a confidence interval of +/-1 percent at the 95 percent confidence level.

The information for this Survey was obtained from participating apartment managers, owners, and property managers. All information collected on each building/complex is **TOTALLY CONFIDENTIAL**. Only Survey totals are published. Information furnished by participants is considered reliable. The sponsors and author make no warranty, express or implied, and assume no legal liability or responsibility for the inclusion of data from the participants in the Survey or for the use of the data from the Survey. Any quotations and/or reproductions of the Survey must indicate the **sponsors and the author**. This report is copyrighted by Jennifer L. Von Stroh.

Since 1995 the Division of Housing of the State of Colorado has funded the Multi-Family Housing Vacancy and Rental Survey for various Colorado Communities. A state-wide Survey (except Metro Denver) covers the first and third quarters. Starting with the fourth quarter of 2006, Greeley, Fort Collins/Loveland, Colorado Springs, Pueblo, and Grand Junction will be surveyed in the second and fourth quarters. A public/private partnership has worked to make this possible. In the spirit of cooperation, sponsors share in the credit for this combined effort to provide information on the apartment industry. The intent is to provide information that will be used by all individuals associated with the industry.

The excellent industry cooperation by various apartment associations, county and local officials, owners and apartment managers is appreciated. Survey management and analysis was done by Jennifer L. Von Stroh of Colorado Economic and Management Associates, and Ron L. Throupe of the University of Denver.

The Division of Housing will use the Survey as a data source for compiling current market information for updates to its community housing profiles, which are contained in the Consolidated Plan. The Consolidated Plan is a strategic investment plan, which enumerates the actions the State will take to assist communities in meeting their housing and infrastructure needs. Additionally, as federal dollars for public housing decrease, accurate rental market information will be essential in order for public housing authorities to verify local fair market rents established by the United States Department of Housing and Urban Development.

The sponsors and author of this report view it as a work in progress. The intent is to make this Survey consistent in methodology and scope with the Denver Area Apartment Vacancy and Rental Survey. The ultimate goal is to have multi-family rental market data that is consistent statewide. As the sample size stabilizes and the research procedures become fixed, new market areas will be added to the report. The market areas selected for the report were determined on the basis of market size, perceived regional importance and/or the percentage of renters paying a high share of income for shelter. Changes in format and in the tables and graphs are possible if user recommendation indicate a change is warranted.

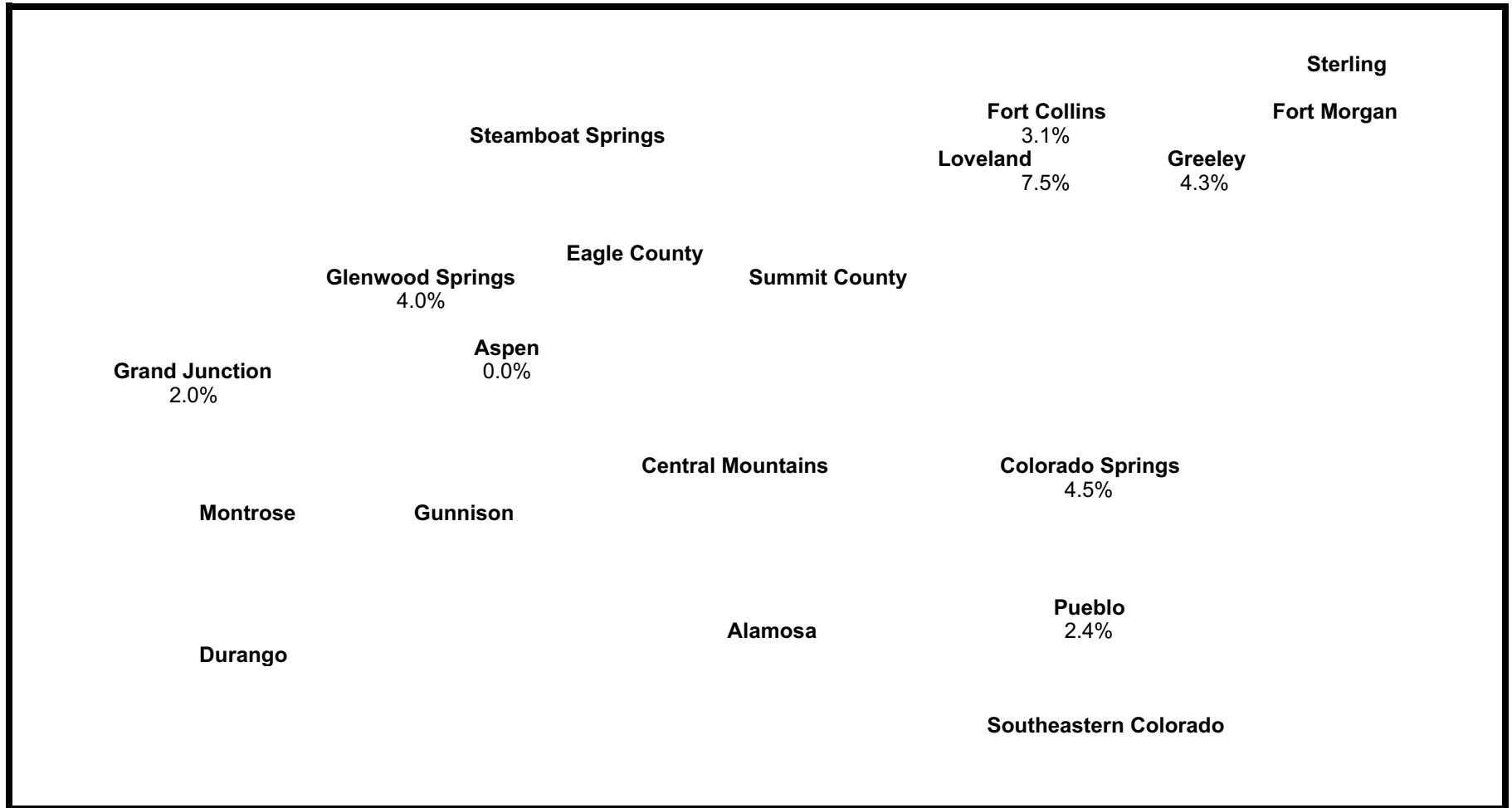
The accuracy and reliability of this Survey can be improved by increasing the size of the sample returns for each market area. If you are an owner or manager of multi-family rental housing in the listed market areas and would like to participate in the Survey, please contact Jennifer Von Stroh at VonStrohHousingSurvey@gmail.com.

**NUMBER OF
SURVEY RESPONSES BY MARKET AREA**

Market Area	2013		2014				2015				2016				2017				2018				2019				2020						
	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr			
Alamosa	119		153		0		88		0		33		33		33		141		147		222		147										
Aspen	204		204		143		143		205		205		205		86		147																
Central Mountains	214		136		168		198		168				330				330																
Buena Vista	*		*		*		*		*		*		*		*		*		*		*		*		*		*		*		*		
Canon City	*		*		*		*		*		*		*		*		*		*		*		*		*		*		*		*		
Lake County	*		*		*		*		*		*		*		*		*		*		*		*		*		*		*		*		
Salida	*		*		*		*		*		*		*		*		*		*		*		*		*		*		*		*		
Colorado Springs	20772	20892	21444	21181	21087	21345	22075	20968	21279	21648	21458	21768	21247	21082	21397	21305	22150	21349	21527	21423	22419	22268	22271	22609	22566	22801	22981	22748					
Northwest	2306	2001	2270	2233	2195	1996	1950	2151	2039	2025	2013	2020	1799	1836	1701	1858	2314	1999	1932	2599	2227	2319	2099	2055	2364	2192	1817	1958					
Northeast	4002	4086	3931	4244	4225	4259	3934	3951	4041	4166	3895	4204	4086	4857	4690	4838	4410	4676	4500	3848	4774	4638	4648	4644	5088	4908	5044	4956					
Far Northeast	4970	4473	4834	4852	4594	4301	5019	5596	5992	6280	5968	5716	5750	4854	5903	5971	6064	5599	5581	6389	6393	5969	6213	6329	5784	6278	6511	6236					
Southeast	3220	3620	3774	3245	3557	4081	3769	3097	3123	3071	3273	3333	3457	3457	2673	2907	3048	2566	2820	2492	2506	3085	2692	2810	2721	3026	2710	2979					
Security/Widefield/Fountain	535	607	571	626	751	810	777	629	632	632	632	632	670	757	632	630	631	630	630	630	631	632	632	632	632	415	859	859	860				
Southwest	4274	3845	3873	4128	4218	4049	4426	4010	3859	3898	4005	4115	3748	3851	4006	3721	4026	4394	4323	3578	4323	3834	4163	4364	4515	3649	4150	3990					
Central	1465	2203	2191	1529	1547	1849	2200	1534	1593	1576	1672	1744	1737	1470	1792	1380	1657	1485	1741	1885	1565	1791	1824	1775	1679	1889	1890	1769					
Durango	253		82		188		187		189				254				357				298					282							
Eagle County	765		570		659		684		744				817				659				506					447							
Fort Collins/Loveland	5593	6045	5653	5792	6226	5837	6434	5781	6052	5248	5570	5969	6337	6195	6701	6535	6998	6759	6964	6676	6608	6777	6770	6647	6701	6207	6727	6929					
Fort Collins	4525	4997	4647	4786	5281	4857	5503	5069	5259	4689	5006	5055	5294	5307	5645	5445	5743	5639	5674	5511	5499	5444	5501	5314	5417	5242	5563	5522					
Northwest	1102	1642	1543	1323	1604	1186	1332	1380	1381	1382	1382	1122	1200	1153	1484	1284	1716	1527	1519	1511	1310	1310	1302	1302	1302	1302	1310	1302					
Northeast	58	122	76	58	56	120	120	82	77	56	56	80	73	84	56	56	56	77	73	126	74	95	74	74	95	74	86	74					
Southeast	1700	1653	1570	1820	1820	1710	2210	1962	2176	1979	2165	2195	2471	2445	2525	2525	2441	2368	2535	2363	2488	2373	2665	2478	2636	2406	2848	2520					
Southwest	1665	1580	1458	1585	1801	1841	1841	1645	1625	1272	1403	1658	1550	1625	1580	1580	1530	1667	1547	1511	1627	1666	1460	1460	1384	1460	1319	1626					
Loveland	1068	1048	1006	1006	945	980	931	712	793	559	564	914	1043	888	1056	1090	1255	1120	1290	1165	1109	1333	1269	1333	1284	965	1164	1407					
Fort Morgan/Brush	342		144		240		216		240				264				144				198					180							
Glenwood Springs	223		242		169		172		224				206				141				326					230							
Grand Junction	1002	1128	1062	967	897	962	1008	667	615	647	820	617	707	577	484	385	467	447	609	561	647	426	737	475	870	858	630	781					
Greeley	2866	2948	2836	2952	2925	3085	3202	3193	3474	3390	3631	3586	3380	3566	3540	3623	3390	3555	3656	3861	3517	3947	3742	3761	3762	3977	3712	3379					
Gunnison	88		88		60		60		88				60				60				60					60							
Montrose	132		16		126		92		92				76				76				76					126							
Pueblo	1503	1569	1392	1534	1457	1420	1602	1424	1547	1585	1588	1736	1739	1639	1813	1916	1806	1916	1426	1590	1671	1599	1661	1737	2021	2025	1925	1854					
Northwest	91	93	93	93	173	93	173	93	171	173	168	168	171	168	168	171	168	168	168	88	90	88	88	168	168	168	168	168	168				
Northeast	1067	1067	1067	1101	851	920	999	924	1043	990	990	1138	1138	1138	1138	1252	1252	1348	823	1168	1271	1273	1271	1086	1346	1350	1250	1251					
Southeast	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
Southwest	345	409	232	335	433	407	430	407	333	422	430	430	430	333	507	493	386	400	435	334	310	238	302	483	507	507	507	435					
Southeastern Colorado	120		10		110		0		110				142				142				142					142							
Steamboat Springs	240		151		146		146		146				146				203				104					109							
Sterling	240		196		240		228		154				318				122				254					254							
Summit County	243		243		182		152		213				243				104				243					171							
Total Responses	34919	32582	34622	32426	35023	32649	36687	32033	35540	32518	33067	33676	36504	33059	33935	33764	37268	34026	34182	34111	37695	35017	35181	35229	38628	36151	35975	35691					

*As of Q3 2012 Buena Vista, Canon City, Lake County & Salida were combined into the Central Mountains Market Area

**STATE OF COLORADO
VACANCY RATES BY MARKET AREA**



**RENTS AND VACANCIES
FOR THE TOTAL STATE OF COLORADO****

Year/Quarter	Vacancy Rate (In Percent)	Average Rent (In Dollars)	Median Rent (In Dollars)
3rd Quarter 2011**	5.0	898.15	851.97
4th Quarter 2011*	5.6	900.05	848.21
1st Quarter 2012**	5.2	914.95	861.34
2nd Quarter 2012*	4.9	942.03	888.31
3rd Quarter 2012**	4.6	944.87	892.54
4th Quarter 2012*	5.2	943.01	885.77
1st Quarter 2013**	4.9	950.42	894.30
2nd Quarter 2013*	4.5	977.50	919.76
3rd Quarter 2013**	4.6	1000.33	943.31
4th Quarter 2013*	5.4	992.34	942.15
1st Quarter 2014**	5.2	1026.4	972.52
2nd Quarter 2014*	4.8	1064.65	1016.94
3rd Quarter 2014**	3.8	1087.08	1050.36
4th Quarter 2014*	4.6	1109.55	1069.00
1st Quarter 2015**	4.9	1137.63	1105.98
2nd Quarter 2015*	4.4	1199.37	1164.51
3rd Quarter 2015**	4.8	1219.12	1187.97
4th Quarter 2015*	6.3	1218.86	1183.35
1st Quarter 2016*	5.7	1241.06	1207.90
2nd Quarter 2016*	5.2	1292.50	1265.39
3rd Quarter 2016**	5.0	1291.57	1267.18
4th Quarter 2016*	6.1	1281.61	1249.78
1st Quarter 2017*	5.7	1310.80	1283.75
2nd Quarter 2017*	4.9	1356.12	1319.67
3rd Quarter 2017**	5.1	1346.16	1318.68
4th Quarter 2017*	6.0	1337.63	1298.40
1st Quarter 2018*	5.8	1355.43	1317.05
2nd Quarter 2018*	5.9	1416.75	1380.99
3rd Quarter 2018**	5.2	1393.13	1359.06
4th Quarter 2018*	5.6	1391.48	1361.47
1st Quarter 2019**	5.2	1408.73	1375.66
2nd Quarter 2019*	4.9	1454.24	1414.49
3rd Quarter 2019**	4.6	1437.23	1407.07
4th Quarter 2019*	5.2	1434.48	1396.64
1st Quarter 2020**	5.8	1461.45	1414.33
2nd Quarter 2020*	4.9	1447.05	1403.20

Denver Metro Area Apartment Vacancy and Rent Survey
Colorado Multi-Family Housing Vacancy and Rent Survey

** Includes data for all market areas surveyed for respective quarters.
* Only includes data for Colorado Metropolitan Areas.

VACANCIES BY APARTMENT TYPE

(In Percent)

Market	Apartment Type	2014		2015				2016				2017				2018				2019				2020			
		3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Overall - Statewide	Efficiency	4.4	3.6	4.0	4.1	2.8	2.0	2.7	3.4	2.4	2.8	2.9	2.1	4.1	3.7	6.3	5.0	5.0	2.8	3.5	3.9	5.0	4.6	4.0	4.6	4.0	3.3
	One bedroom	3.9	4.2	4.8	3.6	4.1	4.3	4.1	4.2	3.6	5.8	6.5	4.6	4.3	4.2	4.9	5.2	4.3	4.7	4.6	4.1	4.0	4.8	5.5	4.8	5.5	3.8
	Two bed, one bath	3.6	4.0	3.7	3.1	3.7	3.6	3.1	3.9	3.2	3.6	3.0	2.8	2.8	3.2	4.3	4.7	3.2	4.3	3.3	4.9	3.1	3.9	4.0	4.7	4.0	4.7
	Two bed, two bath	3.7	5.0	5.7	4.9	4.7	5.8	6.0	5.0	4.7	7.7	7.3	6.1	5.4	6.1	5.0	5.9	4.9	5.7	5.3	4.6	4.9	5.9	6.1	4.7	6.1	4.7
	Three bedroom	3.2	4.4	3.7	4.1	3.6	4.2	3.7	4.2	4.2	5.2	4.0	4.3	3.8	4.5	4.3	5.7	3.2	4.2	4.3	3.7	3.3	4.5	4.7	3.8	4.7	3.8
All	3.7	4.3	4.6	3.9	4.1	4.4	4.3	4.3	3.8	5.7	5.5	4.7	4.4	4.5	4.9	5.4	4.2	4.8	4.5	4.4	4.1	4.9	5.2	4.2	5.2	4.2	
Alamosa	Efficiency			50.0																		22.1					
	One bedroom			3.1						0.0				0.0				0.0				5.2					
	Two bed, one bath			11.1						0.0				0.0				0.0				0.0					
	Two bed, two bath			10.7																		7.7					
	Three bedroom			0.0																		0.0					
All			10.2							0.0				0.0				0.0			15.3						
Aspen	Efficiency	0.0				0.0				0.0				0.0				0.0				0.0					
	One bedroom	0.0				0.0				0.0				0.0				0.0				0.0					
	Two bed, one bath	0.0				0.0				0.0				0.0				0.0				100.0					
	Two bed, two bath	0.0				0.0				2.3				0.0				0.0				2.3					
	Three bedroom					4.2				8.3				0.0				0.0				4.2					
All	0.0		0.0		0.5				2.0				0.0				0.0				2.7						
Buena Vista	Efficiency	*		*		*				*			*				*				*						
	One bedroom	*		*		*				*			*				*				*						
	Two bed, one bath	*		*		*				*			*				*				*						
	Two bed, two bath	*		*		*				*			*				*				*						
	Three bedroom	*		*		*				*			*				*				*						
All	*		*		*				*			*				*				*							
Canon City	Efficiency	*		*		*				*			*				*				*						
	One bedroom	*		*		*				*			*				*				*						
	Two bed, one bath	*		*		*				*			*				*				*						
	Two bed, two bath	*		*		*				*			*				*				*						
	Three bedroom	*		*		*				*			*				*				*						
All	*		*		*				*			*				*				*							
Central Mountains *	Efficiency																										
	One bedroom									0.0				3.7				4.5				3.0					
	Two bed, one bath	6.5		3.2		1.8				3.6				0.7				0.0				4.1					
	Two bed, two bath			0.0																							
	Three bedroom			0.0						0.0				3.7				0.0				3.7					
Colorado Springs	Efficiency	4.4	4.0	4.1	4.8	2.2	2.0	2.8	3.9	2.5	3.2	2.9	2.2	3.8	3.5	7.4	5.5	5.9	3.3	3.5	4.2	3.9	4.5	4.1	3.3		
	One bedroom	4.1	4.8	6.1	3.9	4.3	5.0	5.0	5.0	3.9	7.2	8.4	6.1	5.2	4.8	6.0	6.0	4.9	5.5	5.5	4.8	5.1	5.3	5.9	4.4		
	Two bed, one bath	4.1	4.9	5.0	3.8	4.1	3.6	3.9	4.4	3.8	4.2	4.0	3.4	3.5	4.0	5.3	5.8	3.9	5.8	4.2	6.4	3.6	4.7	4.8	4.8		
	Two bed, two bath	4.4	6.4	7.5	5.9	4.7	6.5	6.7	5.7	4.5	8.9	9.5	8.1	6.0	7.3	6.6	7.1	6.1	7.3	6.8	6.1	6.0	7.0	6.2	4.8		
	Three bedroom	5.4	6.8	6.4	5.7	3.9	5.1	5.7	5.6	4.4	7.2	6.0	6.8	5.1	7.2	7.8	6.7	4.9	4.7	6.4	3.6	4.2	6.0	6.6	4.1		
All	4.3	5.3	6.2	4.6	4.2	5.0	5.2	5.0	4.0	6.8	7.4	6.4	5.4	5.4	6.3	6.3	5.2	6.0	5.6	5.4	5.0	5.8	5.7	4.5			
Durango	Efficiency	10.0		0.0		0.0				0.0				10.0				10.0				0.0					
	One bedroom	4.0		0.0		0.0				6.7				3.7				0.0				0.0					
	Two bed, one bath	1.3		2.6		2.6				4.4				8.1				20.4				2.1					
	Two bed, two bath	0.0		0.0		0.0				0.0				1.4				0.0				4.0					
	Three bedroom	2.9		2.9		0.0				5.9				3.0				0.0				0.0					
All	2.7		1.6		1.1				4.7				5.3				3.7				1.4						
Eagle County	Efficiency	11.4		4.2		8.3				4.5				11.4				4.5				0.0					
	One bedroom	6.2		1.3		3.4				1.6				2.7				2.4				2.6					
	Two bed, one bath	3.8		0.0		1.7				2.0				1.6				6.1				0.0					
	Two bed, two bath	3.3		3.3		9.2				2.4				2.4				0.0				1.4					
	Three bedroom	2.8		0.0		3.6				2.3				2.8				0.0				3.0					
All	4.4		1.2		4.2				2.2				2.9				2.2				2.0						
Fort Collins Loveland	Efficiency	8.1	0.0	0.6	1.6	1.8	1.4	0.7	0.0	1.9	1.3	2.4	1.2	4.4	2.3	2.3	2.4	0.0	0.7	1.3	0.8	0.6	0.7	0.7	4.0		
	One bedroom	1.8	0.7	2.0	2.2	2.5	2.5	1.9	3.2	4.0	3.6	3.4	1.6	3.1	2.7	2.7	2.0	2.9	2.1	2.6	2.2	1.7	4.3	7.1	2.3		
	Two bed, one bath	0.5	0.6	1.4	1.3	1.0	2.1	1.7	3.8	2.3	1.9	1.5	1.8	1.7	2.2	5.1	4.0	3.0	2.5	2.4	3.1	2.7	2.7	4.7	5.8		
	Two bed, two bath	1.5	2.1	2.8	2.7	3.9	3.1	3.2	2.5	5.6	6.1	3.8	3.5	6.0	4.8	3.2	3.4	3.2	2.5	3.0	2.1	3.8	4.4	7.6	4.7		
	Three bedroom	1.2	0.6	1.0	2.1	1.3	1.7	0.8	1.7	4.5	5.1	3.4	3.1	4.4	2.5	1.9	7.0	1.9	4.5	3.1	4.9	2.5	2.6	5.9	3.6		
All	1.3	1.2	1.9	2.1	2.4	2.3	2.0	2.9	4.0	4.1	2.9	2.4	3.9	3.1	3.3	3.8	2.8	2.5	2.7	2.6	2.6	3.5	6.3	4.0			
Fort Morgan/Brush	Efficiency																	0.0				0.0					
	One bedroom	3.7		10.1		11.6				11.5				12.1				8.9				1.5					
	Two bed, one bath	3.2		2.2		0.0				6.5				2.6				5.3				2.5					
	Two bed, two bath																										
	Three bedroom	0.0		0.0		3.7																					

VACANCIES BY SIZE OF BUILDING

(In Percent)

Market Area	Building Size	2014		2015				2016				2017				2018				2019				2020			
		3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Overall - Statewide	2 to 8	4.9	4.2	2.8	3.7	2.9	4.4	3.4	2.5	3.2	2.6	3.6	7.3	3.4	3.1	3.3	4.8	2.2	3.7	4.5	4.7	1.9	1.1	0.9	2.3		
	9 to 50	4.6	4.4	4.1	3.3	4.8	3.4	4.1	6.0	3.8	6.5	5.1	5.8	3.4	3.4	3.8	3.2	3.2	3.5	4.1	3.3	4.6	4.9	3.8	4.5		
	51 to 99	4.2	4.6	3.3	3.1	2.5	3.3	2.9	3.6	3.0	4.0	3.6	3.9	5.0	3.3	3.6	4.8	3.1	4.8	3.2	4.4	3.2	4.4	3.0	4.3		
	100-199	2.5	4.1	3.6	2.9	3.0	2.8	2.6	3.5	3.2	3.7	3.5	3.9	3.8	3.4	3.5	3.6	3.8	4.4	3.7	3.5	5.8	5.2	5.3	4.0		
	199-349	3.9	4.2	5.6	4.4	4.6	5.0	5.3	4.5	4.3	6.6	6.9	5.1	4.8	4.9	5.7	5.8	4.7	4.8	4.8	4.6	3.5	4.7	5.5	4.2		
350 up	3.9	5.0	3.3	3.2	4.4	4.8	3.4	4.7	3.3	4.2	3.8	4.1	3.4	4.8	4.0	7.6	3.5	6.1	5.4	4.6	5.1	6.1	5.8	4.3			
Alamosa	2 to 8			31.3														0.0									
	9 to 50			5.6					0.0				0.0					0.0			0.0						
	51 to 99																	0.0									
	100-199																				18.0						
	199-349																										
350 up																											
Aspen	2 to 8																										
	9 to 50	0.0		0.0		0.0			0.0													4.2					
	51 to 99	0.0		0.0		0.6			2.2													2.4					
	100-199																										
	199-349																										
350 up																											
Buena Vista	2 to 8	*		*		*			*				*				*				*						
	9 to 50	*		*		*			*				*				*				*						
	51 to 99	*		*		*			*				*				*				*						
	100-199	*		*		*			*				*				*				*						
	199-349	*		*		*			*				*				*				*						
350 up	*		*		*			*				*				*				*							
Canon City	2 to 8	*		*		*			*				*				*				*						
	9 to 50	*		*		*			*				*				*				*						
	51 to 99	*		*		*			*				*				*				*						
	100-199	*		*		*			*				*				*				*						
	199-349	*		*		*			*				*				*				*						
350 up	*		*		*			*				*				*				*							
Central Mountains	2 to 8			0.0																							
	9 to 50	9.4		15.6		0.0			6.3				0.0				7.5				2.5						
	51 to 99																										
	100-199	5.9		0.7		2.2			2.7				1.3				0.0				4.0						
	199-349																										
350 up																											
Colorado Springs	2 to 8	10.3	3.8	3.7	4.5	0.0	5.6	0.0	0.0	9.7	12.5	0.0	9.1	4.3	10.0	7.1	0.0	0.0	11.1	28.6	0.0	9.1	0.0	0.0	0.0		
	9 to 50	5.6	6.6	4.5	5.1	7.6	5.4	6.3	10.8	4.8	12.1	8.0	10.4	3.4	4.5	6.6	4.8	3.8	3.7	8.0	4.8	9.0	7.6	8.0	5.9		
	51 to 99	6.5	5.3	4.1	4.0	4.0	4.1	5.0	5.0	4.2	5.4	5.9	5.2	6.6	5.9	5.0	6.2	4.8	7.6	5.5	6.3	5.1	6.4	4.9	4.9		
	100-199	3.0	6.6	6.6	3.7	4.5	3.6	3.6	4.5	4.3	4.9	6.0	7.6	5.3	4.9	5.3	3.8	4.4	6.4	4.4	5.0	10.5	7.3	6.2	5.6		
	199-349	4.1	4.8	7.0	5.0	4.0	5.3	5.8	4.9	4.0	7.6	8.3	6.6	5.7	5.5	7.1	7.2	5.7	5.7	5.7	5.6	3.8	5.2	5.5	4.3		
350 up	5.5	5.7	3.7	3.6	4.9	5.3	3.9	5.3	3.7	4.2	4.3	4.5	3.8	5.5	4.3	5.0	3.8	6.6	5.8	4.6	5.6	6.6	6.3	4.4			
Durango	2 to 8	0.0		0.0		0.0																					
	9 to 50	1.4		2.8		1.4			4.9																		
	51 to 99																										
	100-199	3.6		0.9		0.9			4.5													1.4					
	199-349																										
350 up																											
Eagle County	2 to 8																										
	9 to 50			0.0		4.5																					
	51 to 99	4.2		0.0		0.8			0.0													1.7					
	100-199	5.1		1.1		5.1			2.7													6.8					
	199-349	3.7		2.2		6.7			3.7													0.0					
350 up																											
Fort Collins/ Loveland	2 to 8	0.0	0.0	0.0	2.2	2.2	7.7	11.5	1.4	2.2	1.0	5.9	7.7	14.3	1.7	3.4	4.5	0.0	1.1	0.0	0.0	0.0	0.0	0.0	0.0		
	9 to 50	0.0	0.0	0.0	2.1		6.3		0.0	0.0	0.0	0.0	0.0	3.1	6.9	1.4	1.2	4.3	4.3	0.0	2.4	5.5	3.6	1.7	4.9		
	51 to 99	1.0	0.0	0.0	0.7	1.7	1.5	2.7	2.3	4.3	7.0	6.3	7.6	14.0	2.9	5.9	3.6	1.9	2.9	5.1	4.6	2.5	2.2	4.9	5.5		
	100-199	1.2	1.3	1.8	2.2	1.1	1.4	1.6	4.4	2.8	2.7	2.4	1.8	3.8	2.1	2.8	1.8	3.3	2.3	1.8	1.8	2.3	4.0	7.1	3.6		
	199-349	1.7	1.4	2.3	2.3	3.3	3.0	2.3	2.5	4.9	4.4	3.0	2.2	3.1	3.7	3.4	2.5	2.8	2.6	3.0	2.6	3.0	3.7	6.7	4.2		
350 up	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.6	0.3	0.6	1.7	29.0	1.7	2.3	2.3	3.9	0.3	0.3	0.3	2.5			
Fort Morgan/ Brush	2 to 8																										
	9 to 50	4.2		7.5		11.1			10.7													3.2					
	51 to 99	0.0		2.1		2.1			2.1													0.0					
	100-199																										
	199-349																										
350 up																											

*As of Q3 2012 Buena Vista, Canon City, Lake County & Salida were combined into the Central Mountains Market Area

VACANCIES BY SIZE OF BUILDING

(In Percent)

Market Area	Building Size	2014		2015				2016				2017				2018				2019				2020			
		3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Glenwood Springs	2 to 8	1.5		1.5		3.1				2.1			0.0			2.7				0.0							
	9 to 50	0.0		0.0		0.0				0.0			0.0			1.2											
	51 to 99	3.2		5.3		1.3				3.4			4.3			2.5				1.0							
	100-199																										
	199-349																										
350 up																											
Grand Junction	2 to 8	7.3	7.1	3.0	4.9	0.0	2.9	0.6	0.0	2.0	2.8	3.9	0.0	0.0	0.0	0.0	1.2	3.9	1.1	1.1	0.0	0.0	0.0	0.0	5.1	3.0	
	9 to 50	5.0	5.1	5.2	4.4	4.1	3.3	1.1	3.6	0.5	2.3	4.4	20.5	7.7	1.1	1.0	7.7	5.1	4.3	3.9	4.3	4.6	0.0	0.0	0.0	3.9	
	51 to 99	6.4	10.3	8.0	2.0	1.0	2.7	1.4	1.0	0.5	1.3	0.6	1.3	0.0	0.0	0.0	9.0	4.5	3.3	0.0	1.7	1.5	1.5	0.0	0.0	0.0	3.9
	100-199	0.0	3.8	5.4	3.8	7.0	2.7	2.2	3.8	2.2	1.6	1.6	4.3	4.3	5.9	1.6	1.9	0.0	0.0	0.3	0.5	0.5	0.8	0.5	0.5	0.5	0.5
	199-349																										
350 up																											
Greeley	2 to 8	5.3	7.1	3.4	0.0	100.0	3.8	7.4	5.6	3.0	0.0	3.2	4.0	4.0	0.0	4.0	0.0	4.2	0.0	0.0	4.2	4.0	0.0	0.0	0.0	4.2	
	9 to 50	3.5	2.1	0.0	0.0	1.2	1.0	3.1	1.3	1.4	4.0	1.7	1.4	0.8	0.0	0.6	1.4	0.0	3.2	3.5	1.8	1.2	3.9	0.9	3.6		
	51 to 99	0.8	1.0	1.6	1.1	0.9	1.9	0.4	3.0	1.1	3.1	2.6	2.6	2.5	3.2	1.6	3.4	1.9	1.6	2.5	1.0	1.7	4.9	1.9	5.7		
	100-199	1.9	1.1	0.7	1.7	3.1	2.6	1.0	1.7	2.9	2.6	1.6	1.6	1.5	1.8	1.8	4.6	5.7	2.5	7.2	3.0	3.9	4.3	4.4	4.4		
	199-349	2.9	1.3	1.4	1.8	8.6	5.3	6.6	4.9	5.0	4.7	5.9	0.6	1.2	2.6	0.9	3.1	1.7	2.6	3.3	1.5	2.4	2.3	3.4	4.2		
350 up																											
Gunnison	2 to 8																										
	9 to 50																										
	51 to 99					0.0																					
	100-199	0.0		1.7		0.0																					
	199-349																										
350 up																											
Lake County	2 to 8	*		*		*		*		*		*		*		*		*		*		*		*		*	
	9 to 50	*		*		*		*		*		*		*		*		*		*		*		*		*	
	51 to 99	*		*		*		*		*		*		*		*		*		*		*		*		*	
	100-199	*		*		*		*		*		*		*		*		*		*		*		*		*	
	199-349	*		*		*		*		*		*		*		*		*		*		*		*		*	
350 up	*		*		*		*		*		*		*		*		*		*		*		*		*		
Montrose	2 to 8																										
	9 to 50	10.0		0.0		0.0																					
	51 to 99	2.6		6.6		6.6					0.0																
	100-199																										
	199-349																										
350 up																											
Pueblo	2 to 8	5.9	7.7	0.0	11.8	6.7	12.5	0.0	9.1	7.1	9.1	18.2	12.5	15.4	15.4	16.7	25.0	18.2	23.1		25.0	25.0	8.3	8.3	7.7		
	9 to 50	4.8	1.5	1.3	1.5	2.0	1.3	1.3	1.3	1.3	3.9	2.8	1.8	3.4	3.8	1.9	1.9	1.5	1.7	2.3	2.0	1.1	1.7	2.3	2.9		
	51 to 99	5.6	3.2	2.8	2.5	2.5	5.0	1.8	2.1	3.4	0.3	1.8	1.0	2.1	1.4	1.2	0.0	0.0	0.0	0.0	2.5	4.9	1.4	1.6	2.9		
	100-199	2.4	4.0	1.6	3.3	1.9	2.8	0.6	0.7	1.2	3.9	1.2	1.2	2.4	4.2	5.0	4.8	2.9	8.6	1.9	7.4	2.5	4.0	3.4	0.9		
	199-349	17.3	15.8	9.0	12.4	16.2	11.3	6.3	4.5	3.2	3.6	1.4	5.0	5.4	6.2	6.9	5.6	3.8	4.9	3.8	2.5	3.1	4.7	4.6	3.1		
350 up																											
Salida	2 to 8	*		*		*		*		*		*		*		*		*		*		*		*		*	
	9 to 50	*		*		*		*		*		*		*		*		*		*		*		*		*	
	51 to 99	*		*		*		*		*		*		*		*		*		*		*		*		*	
	100-199	*		*		*		*		*		*		*		*		*		*		*		*		*	
	199-349	*		*		*		*		*		*		*		*		*		*		*		*		*	
350 up	*		*		*		*		*		*		*		*		*		*		*		*		*		
Southeastern Colorado	2 to 8																										
	9 to 50	0.0				0.0					1.6				1.6				3.2				4.8				
	51 to 99	0.0				0.0					0.0				0.0				0.0				0.0				
	100-199																										
	199-349																										
350 up																											
Steamboat Springs	2 to 8																	0.0									
	9 to 50	0.0		0.0		0.0					0.0				0.0				0.0								
	51 to 99																										
	100-199	0.0		0.0		0.0					0.0				1.8				3.6				1.8				
	199-349														5.8												
350 up																											
Sterling	2 to 8																										
	9 to 50	9.2		10.9		12.5					10.9				0.0												
	51 to 99	1.9		0.0		5.6					3.5				0.0												
	100-199	9.1		3.6							3.6								2.8				0.0				
	199-349																		1.8				1.8				
350 up																											
Summit County	2 to 8																										
	9 to 50	0.0									0.0				3.3				0.0				0.0				
	51 to 99	1.3		0.0		0.5					4.2				1.4				3.3				0.7				
	100-199																										
	199-349			</																							

VACANCY RATES BY AGE OF BUILDING

(In Percent)

Market Area	Age of Building	2014				2015				2016				2017				2018				2019				2020			
		3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr		
Overall - Statewide	To 1959	4.4	2.6	3.8	2.0	6.0	1.9	3.8	3.2	2.6	3.9	1.9	1.9	3.5	3.0	5.8	2.7	2.1	6.5	2.2	2.8	3.6	3.3	3.8	3.0				
	1960-69	4.1	4.9	4.1	4.2	4.0	3.6	4.1	6.1	4.9	4.7	4.3	5.0	3.4	4.2	3.6	3.6	3.4	5.5	3.9	3.8	4.1	3.9	4.0	5.0				
	1970-79	4.2	4.8	4.0	3.4	3.4	3.6	2.8	3.5	3.1	3.4	4.6	2.7	3.2	3.2	3.6	3.6	2.9	3.9	3.1	6.1	3.0	4.2	4.0	2.8				
	1980-89	3.6	3.3	4.1	3.3	3.8	3.3	3.5	4.5	3.5	3.8	4.0	4.0	4.2	4.3	4.4	6.1	4.8	5.3	4.3	4.3	4.4	5.1	5.0	5.3				
	1990-99	2.5	4.2	3.6	2.8	3.3	4.1	3.6	2.9	3.5	4.8	4.4	4.3	3.6	4.2	3.3	4.0	2.4	3.8	3.7	3.7	5.7	4.9	3.8	3.4				
	2000-09	4.0	5.2	5.1	5.5	3.7	3.8	4.1	3.1	3.9	3.9	3.4	3.1	3.6	4.3	3.5	2.7	3.5	4.2	4.1	3.2	3.2	4.9	4.0	2.6				
2010 +				13.6	5.7	8.9	13.2	12.5	8.3	6.1	21.4	18.9	14.1	10.0	7.9	11.9	10.7	8.3	6.6	8.7	4.5	4.2	6.1	10.1	6.2				
Alamosa	To 1959																												
	1960-69																												
	1970-79			9.1														0.0											
	1980-89			3.0							0.0				0.0			0.0				0.0							
	1990-99																												
	2000-09																												
2010 +																													
Aspen	To 1959																												
	1960-69																												
	1970-79	0.0		0.0		0.0					0.0																		
	1980-89	0.0		0.0		0.0					0.0															4.2			
	1990-99	0.0		0.0		0.8					3.3															2.4			
	2000-09																												
2010 +																													
Buena Vista	To 1959	*		*		*				*				*				*			*								
	1960-69	*		*		*				*				*				*			*								
	1970-79	*		*		*				*				*				*			*								
	1980-89	*		*		*				*				*				*			*								
	1990-99	*		*		*				*				*				*			*								
	2000-09	*		*		*				*				*				*			*								
2010 +	*		*		*				*				*				*			*									
Canon City	To 1959	*		*		*				*				*				*			*								
	1960-69	*		*		*				*				*				*			*								
	1970-79	*		*		*				*				*				*			*								
	1980-89	*		*		*				*				*				*			*								
	1990-99	*		*		*				*				*				*			*								
	2000-09	*		*		*				*				*				*			*								
2010 +	*		*		*				*				*				*			*									
Central Mountains	To 1959									1.9					1.9			0.0							3.7				
	1960-69																												
	1970-79	5.9		0.7		2.2					3.7				0.7			0.0							4.4				
	1980-89																												
	1990-99	9.4		8.1		0.0					6.3				0.0														
	2000-09																												
2010 +																													
Colorado Springs	To 1959	4.3	2.6	4.1	1.9	6.5	1.7	3.2	3.5	2.8	4.3	2.2	2.0	4.2	2.7	7.4	2.4	3.2	6.5	1.6	2.7	3.6	3.3	3.8	3.1				
	1960-69	4.6	5.7	5.0	5.2	4.8	4.2	5.1	6.6	5.6	5.7	5.4	6.2	3.6	5.3	4.3	4.4	3.6	6.5	4.6	4.4	4.8	4.7	4.7	4.9				
	1970-79	4.2	5.4	5.5	3.4	3.5	4.0	4.0	4.5	4.1	4.1	7.1	3.1	3.1	4.5	3.7	4.4	3.6	5.1	4.8	10.3	3.6	5.8	5.5	2.6				
	1980-89	4.4	4.2	4.9	3.9	4.5	3.7	4.1	4.8	4.0	4.1	4.6	5.0	4.9	4.7	4.9	5.6	5.4	5.9	4.6	4.5	5.2	5.7	5.3	5.9				
	1990-99	3.3	6.3	5.1	3.5	3.8	4.4	5.1	4.1	4.2	6.1	6.1	5.7	4.8	6.1	4.7	5.5	3.1	5.0	6.2	4.7	9.4	5.8	5.6	5.0				
	2000-09	4.5	6.5	6.8	6.5	4.0	4.0	3.9	3.2	2.8	2.3	3.3	3.4	3.4	3.4	3.2	4.5	3.0	3.7	4.7	4.1	3.3	3.0	5.6	3.8	2.3			
2010 +				19.7	7.6	4.4	16.8	15.4	10.3	5.1	33.5	28.7	22.2	15.1	11.1	18.8	15.2	11.4	9.6	11.3	6.2	4.9	7.0	9.5	5.3				
Durango	To 1959																												
	1960-69	5.6		5.6		5.6					11.1																		
	1970-79																												
	1980-89	0.0		0.0		0.0					0.0																		
	1990-99	0.0		2.5		0.0					6.6																		
	2000-09			0.9		0.9					4.5																		
2010 +																													
Eagle County	To 1959																												
	1960-69																												
	1970-79	4.2		0.0		0.0					0.0																		
	1980-89	4.3		0.0		0.0					0.0															6.8			
	1990-99	3.7		2.2		6.1					3.0															0.3			
	2000-09	5.7		0.9		5.0					4.5																		
2010 +																													
Fort Collins/Loveland	To 1959	0.0	0.0	0.0	0.0	0.0	0.0	16.7			0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
	1960-69	0.0	0.0	0.0	0.0	0.3	0.6	0.6	7.4	3.2	0.6	0.6	0.9	2.7	0.0	1.0	1.0	3.7	0.7	0.7	0.7	0.7	0.4	1.1	5.5				
	1970-79	1.2	0.7	1.0	2.6	0.7	1.6	1.3	3.4	3.0	3.4	2.8	3.3	6.1	1.3	5.5	2.5	2.2	1.9	1.9	1.1	2.5	2.3	3.1	2.8				
	1980-89	0.6	0.7	1.8	0.8	2.2	2.3	2.0	2.8	2.8	2.0	2.1	0.9	2.9	3.0	3.7	7.3	2.9	2.4	2.7	4.0	2.1	2.6	4.6	3.8				
	1990-99	0.9	2.2	2.5	2.4	2.6	2.3	1.8	1.7	3.1	4.1	2.5	2.5	2.6	1.6	2.7	2.3	3.3	2.9	2.4	3.3	2.0	5.3	3.8	1.0				
	2000-09	2.0	1.6	2.4	3.5	3.1	3.5	3.2	2.5	5.0	7.2	3.6	2.8	3.8	6.0	2.0	2.4	3.1	2.8	3.7	2.8	3.9	3.7	4.2	3.2				
2010 +				1.7	0.3	7.6	3.0	2.6	2.0	8.6	5.1	5.7	4.1	4.8	3.3	3.4	3.5	2.2	3.5	2.9	1.4	2.9	5.4	18.7	10.7				
Fort Morgan/Brush	To 1959																												
	1960-69																												
	1970-79	0.7		2.8		3.5					5.6																		
	1980-89	3.0		7.1		7.1					1.5																		
	1990-99																												
	2000-09	10.0		13.3		26.7																							

VACANCY RATES BY AGE OF BUILDING (CONTINUED)

(In Percent)

Market Area	Age of Building	2014				2015				2016				2017				2018				2019				2020			
		3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr		
Glenwood Springs	To 1959	0.0		0.0		0.0				0.0				0.0					0.0				0.0						
	1960-69	0.0		0.0		50.0				0.0				0.0					0.0				0.0						
	1970-79	6.3		6.3		0.0				0.0				0.0					1.2				0.0						
	1980-89	2.1		3.4		2.1				3.8				3.2					4.8				0.0						
	1990-99					0.0				1.8				0.0					0.0				1.8						
	2000-09 2010+	0.0		0.0		0.0				0.0				0.0					0.0				0.0						
Grand Junction	To 1959	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1960-69	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1970-79	7.3	7.8	7.4	3.5	1.7	2.8	0.6	1.7	0.4	1.0	0.7	1.3	0.0	0.4	2.8	0.0	0.0	0.0	3.3	2.6	1.4	2.6	1.9	1.9	2.6	1.9	2.6	
	1980-89	4.9	7.2	4.2	5.3	4.1	3.7	1.9	4.1	1.5	4.4	2.7	7.3	2.2	0.8	0.8	12.2	6.7	0.0	0.0	7.8	5.1	2.1	3.9	0.0	0.9	0.0	3.9	
	1990-99	0.0	16.4	4.0	1.6	1.9	3.0	2.7	0.0	0.0	0.0	25.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.2	2.5	0.0	0.0	3.9	0.0	
	2000-09 2010+	0.0		0.0		0.0				0.0				0.0					0.0		0.0		0.0						
Greeley	To 1959	16.7	0.0																										
	1960-69	2.9	1.0	2.9	1.4	1.0	0.8	0.7	2.0	2.0	5.1	4.1	5.1	3.1	3.1	3.1	4.1	3.1	3.1	5.1	3.1	3.1	3.1	1.0	0.0	11.2			
	1970-79	1.2	1.4	1.1	0.7	2.7	1.4	1.3	1.5	1.5	1.7	1.3	1.4	1.0	1.4	1.2	1.3	1.1	1.2	1.3	2.0	1.9	2.8	2.7	3.6	2.7	3.6		
	1980-89	3.3	0.4	1.0	0.6	0.8	1.6	2.9	4.1	4.2	3.7	6.3	1.6	4.3	5.3	1.4	7.6	2.4	7.5	8.8	2.7	4.5	5.1	7.5	4.9	4.9			
	1990-99	4.5	0.6	0.6	0.3	2.8	5.8	4.1	1.3	0.6	3.8	3.8	0.0	0.6	0.0	0.6	2.5	0.0	1.9	1.9	0.0	0.6	0.6	0.3	0.3	0.3			
	2000-09 2010+	4.2	3.1	2.6	7.1	2.7	8.6	4.5	8.0	14.7	4.8	2.2	0.9	0.0	0.9	1.8	1.3	2.2	1.3	3.1	1.8	4.0	1.8	2.7	3.1	4.4	5.9		
Gunnison	To 1959																												
	1960-69																												
	1970-79	0.0		1.7		0.0				0.0													0.0						
	1980-89					0.0																							
	1990-99					0.0																							
	2000-09 2010+					0.0																							
Lake County	To 1959	*		*		*				*			*					*				*							
	1960-69	*		*		*				*			*					*				*							
	1970-79	*		*		*				*			*					*				*							
	1980-89	*		*		*				*			*					*				*							
	1990-99	*		*		*				*			*					*				*							
	2000-09 2010+	*		*		*				*			*					*				*							
Montrose	To 1959																												
	1960-69																												
	1970-79	18.8		0.0		0.0																							
	1980-89	5.9																											
	1990-99	2.6		6.6		6.6																							
	2000-09 2010+																												
Pueblo	To 1959	5.9	11.8	5.9	5.9	5.9	5.9	14.3	0.0	5.9	0.0	14.3	0.0	14.3	7.1	7.1	7.1	7.1	7.1	7.1	7.1	0.0	7.1	7.1	7.1	7.1	7.1	7.1	
	1960-69	1.8	1.1	0.6	1.1	1.8	4.1	0.0	0.0	1.2	0.0	1.8	0.6	1.8	1.2	1.2	0.0	0.0	0.0	0.0	0.0	0.0	2.4	1.8	1.2	1.8	1.8		
	1970-79	9.0	8.4	4.6	7.5	8.2	7.0	3.4	3.1	2.9	3.5	1.4	2.9	4.1	3.2	7.1	6.3	4.3	7.2	2.0	3.9	3.2	3.1	2.1	2.1	2.2	2.2		
	1980-89																												
	1990-99	7.3	0.0	2.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.1	0.0	0.0	1.0	1.0		
	2000-09 2010+		7.4	3.4	1.4	1.0	0.7	0.0	0.7	1.4	4.9	2.4	2.1	2.8	9.1	3.0	2.3	1.0	5.7	4.4	5.5	2.9	5.5	6.8	2.3	0.9	0.9		
Salida	To 1959	*		*		*				*			*					*				*							
	1960-69	*		*		*				*			*					*				*							
	1970-79	*		*		*				*			*					*				*							
	1980-89	*		*		*				*			*					*				*							
	1990-99	*		*		*				*			*					*				*							
	2000-09 2010+	*		*		*				*			*					*				*							
Southeastern Colorado	To 1959																												
	1960-69																												
	1970-79	0.0				0.0																							
	1980-89																												
	1990-99																												
	2000-09 2010+																												
Steamboat Springs	To 1959																												
	1960-69																												
	1970-79																												
	1980-89	0.0		0.0		0.0																							
	1990-99	0.0		0.0		0.0																							
	2000-09 2010+																												
Sterling	To 1959																												
	1960-69	0.0																											
	1970-79	9.1		3.6																									
	1980-89	7.0		3.5		12																							

AVERAGE RENT BY MARKET AREA
(In Dollars)

Market Area	2014		2015				2016				2017				2018				2019				2020						
	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr			
Alamosa			657.96					687.50				695.27			656.52			758.05											
Aspen	1190.94		1199.51		1098.86			1118.62				1334.88			1159.28			1180.84											
Central Mountains	688.10		650.59		727.98			867.65				878.64			945.01			1048.82											
Buena Vista	*		*		*			*			*			*			*		*										
Canon City	*		*		*			*			*			*			*		*										
Lake County	*		*		*			*			*			*			*		*										
Salida	*		*		*			*			*			*			*		*										
Colorado Springs	881.29	856.40	878.86	899.22	932.25	941.91	959.74	991.15	1025.59	1032.87	1060.84	1141.40	1133.23	1116.68	1130.25	1156.76	1156.70	1149.94	1171.62	1215.67	1231.24	1203.59	1218.94	1218.94	1246.47				
Northwest	985.03	931.61	949.37	950.63	1016.68	1081.20	1069.04	1080.75	1136.10	1130.60	1166.32	1170.50	1200.76	1253.36	1225.49	1261.39	1233.26	1210.15	1267.56	1367.71	1362.33	1325.81	1379.96	1410.72					
Northeast	837.85	850.61	870.68	875.47	867.30	856.54	889.37	969.62	997.59	1064.65	1062.33	1119.80	1116.09	1087.07	1168.95	1175.23	1148.65	1125.53	1151.06	1191.08	1199.54	1168.54	1176.12	1204.29					
Far Northeast	957.50	956.36	981.01	967.28	1025.42	1039.88	1064.78	1093.76	1116.14	1094.11	1120.52	1284.04	1227.69	1187.16	1200.57	1242.53	1252.27	1241.61	1272.07	1294.02	1286.14	1288.49	1319.40	1330.51					
Southeast	767.72	735.48	762.35	787.09	825.37	788.90	828.24	855.18	893.16	888.17	917.05	957.83	971.59	998.53	941.32	962.22	1022.71	1002.58	1002.52	1071.51	1098.75	1097.08	1038.78	1102.53					
Security/Widefield/Fountain	837.15	794.72	811.73	851.97	903.77	915.96	917.81	947.97	957.74	962.11	996.71	1021.27	1033.18	1057.15	1078.83	1067.05	1093.07	1067.07	1117.65	1093.43	1232.52	1123.68	1133.03	1164.18					
Southwest	897.81	878.91	888.14	900.58	921.33	922.82	955.90	969.80	1017.30	1018.59	1073.60	1110.73	1140.38	1097.56	1115.74	1122.14	1142.25	1174.17	1152.94	1199.26	1224.95	1180.34	1219.43	1246.02					
Central	863.89	800.64	802.57	882.26	885.76	954.03	899.55	929.79	984.90	1017.78	968.87	1085.01	1056.86	1046.18	1059.72	1036.04	961.95	1060.85	1082.32	1136.71	1184.94	1122.47	1128.56	1170.04					
Durango	1176.60		1166.52		1178.04			1131.83				1126.91			1296.01			1331.74											
Eagle County	1273.57		1272.94		1243.87			1341.86				1341.76			1389.61			1465.11											
Fort Collins/Loveland	1090.20	1203.11	1173.59	1279.89	1267.86	1167.90	1273.86	1279.14	1306.24	1237.32	1293.25	1318.17	1323.73	1315.28	1341.77	1378.10	1351.48	1350.39	1371.54	1415.40	1402.69	1374.89	1423.23	1439.61					
Fort Collins	1089.53	1209.96	1173.65	1260.25	1259.08	1165.34	1273.65	1270.05	1290.30	1221.38	1260.62	1301.34	1309.90	1301.27	1333.05	1373.79	1346.23	1346.03	1365.84	1412.72	1401.23	1370.91	1412.74	1436.59					
Northwest	882.15	1232.55	1017.24	1221.55	1207.24	1077.33	1259.55	1351.84	1313.79	1209.87	1277.51	1269.10	1320.69	1366.62	1408.47	1425.96	1416.78	1431.15	1461.24	1460.33	1466.17	1475.09	1483.78	1482.16					
Northeast	729.11	813.29	797.71	839.42	835.27	810.18	810.18	817.84	890.96	917.77	884.55	884.11	901.96	929.29	930.21	1002.46	1122.03	1105.89	1122.03	1230.14	1246.05	1234.32	1232.03	1254.26					
Southeast	1195.77	1206.74	1243.75	1293.81	1287.33	1188.98	1259.58	1259.97	1272.53	1208.31	1245.91	1287.40	1282.16	1269.01	1296.87	1343.67	1311.61	1311.37	1330.03	1385.09	1357.28	1313.40	1349.72	1374.62					
Southwest	1178.09	1224.26	1227.18	1273.66	1285.38	1239.81	1327.76	1249.87	1319.25	1264.90	1281.58	1364.60	1357.00	1304.42	1337.30	1399.67	1352.55	1342.15	1358.48	1426.41	1434.48	1379.71	1490.04	1504.44					
Loveland	1093.95	1169.15	1173.24	1419.77	1326.11	1189.39	1275.72	1329.37	1387.16	1332.62	1467.71	1402.22	1387.01	1385.83	1380.12	1398.53	1377.50	1368.21	1396.26	1426.07	1408.87	1396.52	1473.33	1451.46					
Fort Morgan/Brush	572.95		573.20		475.36			498.17				498.22			538.34			541.69											
Glenwood Springs	723.88		748.84		808.25			854.79				864.47			978.80			934.65											
Grand Junction	523.38	529.32	538.64	521.18	510.72	517.78	536.69	518.65	530.86	511.72	503.18	464.22	496.13	483.88	536.79	593.22	589.76	565.38	597.52	576.14	655.14	658.37	629.48	652.61					
Greeley	842.77	869.41	882.78	924.25	956.73	920.38	957.07	963.37	986.40	1000.09	1004.24	1018.43	1080.12	1064.08	1086.49	1146.51	1141.67	1108.61	1181.32	1210.82	1223.19	1187.52	1179.89	1194.77					
Gunnison	712.50		712.50		710.34			750.00				763.00			777.00			812.50											
Montrose	657.74		717.93		710.33			737.50				837.50			837.50			925.79					936.71						
Pueblo	576.75	585.06	597.73	594.71	627.03	628.20	627.59	663.98	673.18	682.31	694.84	760.55	793.68	785.52	757.05	837.85	839.86	840.84	840.41	770.81	827.66	827.24	823.47	835.23					
Northwest	493.28	411.16	505.13	411.16	504.17	494.87	523.36	493.01	537.97	530.09	520.17	538.44	518.75	541.67	534.58	469.32	517.78	485.23	496.59	588.51	566.79	567.38	565.00	560.83					
Northeast	582.98	634.99	646.01	646.23	688.25	694.78	686.87	739.10	745.95	758.42	775.78	858.27	892.86	880.73	881.37	952.58	932.45	923.47	930.84	857.80	931.15	933.53	943.47	948.45					
Southeast																													
Southwest	597.85	511.95	522.82	519.68	498.36	526.68	531.83	531.97	534.35	499.02	571.03	589.45	591.65	567.10	607.77	533.71	553.77	530.36	560.02	638.62	639.37	630.34	613.27	615.57					
Southeastern Colorado	415.45				417.36			673.37				657.75			722.46			770.95											
Steamboat Springs	990.92		1089.62		1096.82			1111.51				1035.97			804.90			669.84											
Sterling	566.23		577.57		559.32			585.87				502.25			625.52			701.54											
Summit County	1026.64		1124.37		1084.92			1176.35				1251.53			1152.94			1053.22											

*As of Q3 2012 Buena Vista, Canon City, Lake County & Salida were combined into the Central Mountains Market Area

AVERAGE RENTS BY SIZE OF BUILDING

(In Dollars)

Market Area	2014				2015				2016				2017				2018				2019				2020			
	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr		
Alamosa	2 to 8			631.25													646.88											
	9 to 50			663.90													694.74									739.33		
	51 to 99												687.50				695.27											
	100 to 199																									761.32		
	200 to 349																											
350 up																												
Aspen	2 to 8																											
	9 to 50	728.75		720.42		731.25						758.33				779.17										810.42		
	51 to 99	1284.16		1296.13		1147.61						1166.39				1550.00										1253.11		
	100 to 199																											
	200 to 349																											
350 up																												
Buena Vista	2 to 8	*		*		*											*									*		
	9 to 50	*		*		*											*									*		
	51 to 99	*		*		*											*									*		
	100 to 199	*		*		*											*									*		
	200 to 349	*		*		*											*									*		
350 up	*		*		*											*									*			
Canon City	2 to 8	*		*		*											*									*		
	9 to 50	*		*		*											*									*		
	51 to 99	*		*		*											*									*		
	100 to 199	*		*		*											*									*		
	200 to 349	*		*		*											*									*		
350 up	*		*		*											*									*			
Central Mountains	2 to 8			497.21																								
	9 to 50	850.00		850.00		900.00						900.00					950.00									1087.50		
	51 to 99																											
	100 to 199	650.00		637.50		687.50						864.16					870.97									1043.62		
	200 to 349																											
350 up																												
Colorado Springs	2 to 8	626.66	691.04	712.85	756.91	794.64	790.28	875.00	1047.16	741.44	809.65	900.23	723.91	1390.33	1556.73	974.86	3601.43	1794.26	1067.22	3320.00	2572.00	3428.64	878.71	980.00	756.83			
	9 to 50	738.86	642.91	657.37	732.18	722.44	735.66	815.06	767.71	805.87	811.92	817.25	758.38	873.02	779.50	892.60	897.61	912.45	881.51	895.00	1060.08	1125.33	1103.61	1179.46	1119.47			
	51 to 99	790.42	747.25	722.92	854.11	855.27	861.28	832.96	877.04	888.28	908.54	925.95	935.94	985.10	947.47	959.67	988.15	958.50	1041.96	969.88	992.47	1086.64	1086.69	1078.49	1102.31			
	100 to 199	876.47	798.98	849.41	820.10	880.75	922.72	919.80	938.51	902.27	1000.30	1028.96	1107.58	1042.43	1083.95	1124.16	1110.68	1077.47	1106.99	1174.49	1188.00	1113.38	1144.30	1154.72				
	200 to 349	912.27	908.80	923.03	938.92	971.20	980.90	996.78	1031.43	1074.88	1083.53	1101.16	1195.02	1159.33	1147.65	1172.73	1199.00	1198.91	1201.06	1220.43	1261.34	1277.99	1241.43	1261.79	1284.00			
350 up	767.44	788.92	848.66	847.15	857.54	837.88	900.35	944.42	968.03	940.65	999.25	1058.03	1100.35	1090.74	1070.88	1086.32	1100.31	1048.33	1084.02	1103.72	1117.69	1157.38	1159.77	1220.12				
Durango	2 to 8	933.33		950.00		956.25											1200.00											
	9 to 50	930.14		938.75		954.45											955.34											
	51 to 99																											
	100 to 199	1343.75		1318.75		1331.70																				1331.74		
	200 to 349																											
350 up																												
Eagle County	2 to 8																											
	9 to 50			1321.09		1321.09																						
	51 to 99	1120.57		1183.87		1119.73																						
	100 to 199	1393.58		1158.50		1158.50																						
	200 to 349	1197.74		1403.70		1403.70																						
350 up																												
Fort Collins/ Loveland	2 to 8	963.00	941.17	969.48	1041.95	1002.84	1267.12	1291.04	962.85	1026.24	1087.36	1242.56	1219.04	1479.78	1150.11	1160.65	1420.11	1357.28	1198.22	1444.86	1441.25	1277.80	1477.38	1267.00	1561.94			
	9 to 50	637.68	834.42	759.03	964.58		565.00		983.50	817.57	1020.30	582.00	1053.24	1031.98	1016.81	965.54	1416.75	1347.10	1350.97	1348.98	1404.82	1322.14	1404.83	1359.22	1507.47			
	51 to 99	928.88	918.77	983.86	967.22	1064.45	1073.78	1128.96	1185.52	1200.10	1181.43	1166.64	1223.00	1186.22	1254.48	1229.84	1241.34	1168.16	1156.84	1289.74	1259.06	1286.48	1277.72	1337.12	1343.34			
	100 to 199	1116.37	1225.60	1044.03	1287.58	1284.79	1021.37	1289.82	1289.52	1313.88	1239.91	1327.03	1259.10	1320.98	1303.58	1305.26	1334.55	1308.31	1317.91	1316.72	1388.72	1383.37	1337.64	1401.27	1438.91			
	200 to 349	1158.42	1218.16	1227.19	1286.10	1272.17	1199.06	1258.04	1262.17	1300.98	1246.70	1275.88	1319.70	1314.20	1311.88	1342.08	1373.28	1338.09	1342.40	1358.48	1397.38	1382.54	1352.23	1398.38	1406.37			
350 up	858.84	1465.75	1475.92	1524.81	1411.38	1475.92	1475.92	1566.23	1525.55		1545.88	1688.00	1688.00	1582.23	1782.81	1818.06	1818.06	1818.06	1860.54	1872.25	1860.54	1860.54	1926.31	1917.68				
Fort Morgan/ Brush	2 to 8																											
	9 to 50	522.94		513.37		468.10																						
	51 to 99	648.00		648.00		486.25																						
	100 to 199																											
	200 to 349																											
350 up																												

*As of Q3 2012 Buena Vista, Canon City, Lake County & Salida were combined into the Central Mountains Market Area

AVERAGE RENT BY AGE OF BUILDING

(In Dollars)

Market Area	Age of Building	2014		2015				2016				2017				2018				2019				2020				
		3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Alamosa	To 1959																											
	1960-69																											
	1970-79			648.86																								
	1980-89			663.27																								
	1990-99										687.50																	
	2000-09														695.27													
2010+																												
Aspen	To 1959																											
	1960-69																											
	1970-79	1054.82		1079.82																								
	1980-89	728.75		720.42																								
	1990-99	1495.00		1495.00																								
	2010+																											
Buena Vista	To 1959	-		-		-		-		-		-		-		-		-		-		-		-		-		
	1960-69	-		-		-		-		-		-		-		-		-		-		-		-		-		
	1970-79	-		-		-		-		-		-		-		-		-		-		-		-		-		
	1980-89	-		-		-		-		-		-		-		-		-		-		-		-		-		
	1990-99	-		-		-		-		-		-		-		-		-		-		-		-		-		
	2010+	-		-		-		-		-		-		-		-		-		-		-		-		-		
Canon City	To 1959	-		-		-		-		-		-		-		-		-		-		-		-		-		
	1960-69	-		-		-		-		-		-		-		-		-		-		-		-		-		
	1970-79	-		-		-		-		-		-		-		-		-		-		-		-		-		
	1980-89	-		-		-		-		-		-		-		-		-		-		-		-		-		
	1990-99	-		-		-		-		-		-		-		-		-		-		-		-		-		
	2010+	-		-		-		-		-		-		-		-		-		-		-		-		-		
Central Mountains	To 1959																											
	1960-69																											
	1970-79	650.00		637.50																								
	1980-89																											
	1990-99	850.00		679.25																								
	2010+																											
Colorado Springs	To 1959	681.90	670.94	680.51	753.86	781.88	847.16	754.22	775.28	786.41	814.22	874.53	887.92	1039.76	961.76	1014.73	1128.61	1045.68	1049.15	1054.10	1070.61	1115.43	1112.42	1073.90	1066.12			
	1960-69	716.01	694.05	725.32	781.45	819.25	787.12	792.45	794.55	855.12	849.85	854.55	929.88	861.76	923.85	941.17	910.94	937.33	954.35	914.47	922.52	1020.35	1017.97	986.32	1028.81			
	1970-79	690.77	699.38	717.50	731.05	759.20	784.77	812.30	845.25	875.35	880.57	872.98	893.97	925.40	925.44	935.20	946.20	956.94	939.98	955.98	1001.82	999.58	1009.50	989.17	1010.45			
	1980-89	849.37	813.34	836.77	841.39	861.76	870.20	904.21	938.13	966.37	981.28	995.82	1039.00	1049.28	1029.07	1048.93	1059.15	1072.38	1050.75	1062.30	1136.43	1171.25	1139.71	1164.11	1171.28			
	1990-99	1030.98	1003.48	1033.08	1089.88	1070.39	1080.81	1086.25	1089.01	1120.59	1144.44	1175.77	1236.43	1310.99	1271.20	1300.44	1313.49	1304.67	1296.04	1321.49	1364.89	1365.10	1342.50	1408.54	1440.10			
	2000-09	1134.90	1130.50	1094.37	1080.90	1128.75	1127.21	1105.83	1183.90	1228.33	1246.30	1250.57	1323.95	1327.38	1303.90	1304.95	1366.78	1354.98	1354.15	1395.64	1401.87	1451.11	1402.02	1405.14	1448.68			
	2010+	1164.96	1174.37	1250.58	1243.73	1259.21	1304.43	1318.70	1359.90	1355.59	1680.85	1403.90	1397.30	1444.87	1432.32	1485.38	1437.54	1469.30	1485.68	1493.98	1466.02	1475.13	1520.07					
	Durango	To 1959																										
		1960-69	896.11		913.89																							
		1970-79																										
		1980-89	965.26		973.53																							
1990-99		929.88		936.00																								
2010+		1343.75		1318.75																								
Eagle County	To 1959																											
	1960-69																											
	1970-79	1120.57		1177.60																								
	1980-89	1959.29		1190.00																								
	1990-99	1197.74		1403.70																								
	2010+	1017.50		1191.02																								
Fort Collins/Loveland	To 1959	897.00	927.86	933.57	1087.14	955.20	1050.00	1079.33		1092.50	1115.11	1115.00	1199.00	1199.00	964.77	1383.33	1383.33	1450.00	1450.00	1450.00	1105.83	1450.00	1450.00	1450.00	1059.00			
	1960-69	877.05	870.65	779.23	692.59	859.09	880.91	871.38	895.96	916.81	858.96	913.88	986.42	984.64	993.53	973.50	997.31	979.82	998.77	993.00	999.57	1021.76	1025.44	1029.75	1006.28			
	1970-79	932.22	954.82	1001.48	1075.78	1088.29	1045.19	1111.43	1057.97	1178.58	1094.95	1135.44	1160.62	1126.88	1175.48	1154.99	1170.98	1156.20	1166.38	1205.47	1192.72	1226.12	1203.42	1189.84	1217.33			
	1980-89	1140.30	1155.84	1196.64	1227.65	1195.93	1215.05	1244.78	1268.97	1245.77	1161.65	1220.78	1317.02	1285.98	1294.09	1349.83	1379.30	1395.38	1390.15	1406.55	1479.27	1445.49	1442.34	1459.18	1448.16			
	1990-99	970.17	1410.06	1234.05	1460.41	1515.73	829.15	1500.35	1460.84	1474.23	1426.99	1430.58	1391.52	1561.19	1456.13	1476.53	1591.90	1446.21	1479.02	1473.53	1564.74	1567.68	1484.15	1571.07	1619.92			
	2000-09	1247.78	1328.04	1294.68	1384.50	1366.78	1340.48	1349.20	1435.25	1364.30	1322.35	1430.11	1410.93	1405.92	1366.14	1410.98	1470.73	1421.96	1418.75	1422.87	1464.53	1435.53	1431.41	1500.64	1533.57			
	2010+			1426.50	1475.20	1383.91	1333.78	1413.19	1469.67	1475.04	1408.77	1445.74	1478.11	1459.75	1458.74	1484.18	1481.77	1457.44	1410.65	1439.80	1492.89	1457.57	1412.12	1437.02	1441.28			
	Fort Morgan/Brush	To 1959																										
		1960-69																										
		1970-79	612.22		612.22																							
		1980-89	569.97		569.57																							
1990-99																												
2010+		391.00		391.00																								

Rents are based on the units being unfurnished with tenants paying gas and electricity. Average rents do not reflect "rental losses" from discounts/concessions, models, delinquents, and bad debts. Average rent minus rental losses equals effective rent.
 *As of Q3 2012 Buena Vista, Canon City, Lake County & Salida were combined into the Central Mountains Market Area

MEDIAN RENT BY MARKET AREA
(In Dollars)

Market Area	2014		2015				2016				2017				2018				2019				2020				
	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Alamosa			680.25					688.50				713.11				662.46						697.02					
Aspen	1120.26		1144.58		973.40			973.40				1533.66				1014.02						1015.06					
Central Mountains	686.71		645.57		726.60			855.17				872.29				933.77						1047.82					
Buena Vista	*		*		*			*			*				*						*						
Canon City	*		*		*			*			*				*						*						
Lake County	*		*		*			*			*				*						*						
Salida	*		*		*			*			*				*						*						
Colorado Springs	865.44	819.14	839.61	867.39	903.20	922.20	948.19	976.42	1022.63	1001.72	1048.21	1123.49	1117.34	1113.88	1095.40	1140.66	1140.02	1129.96	1178.70	1221.98	1217.93	1208.88	1221.08	1247.49			
Northwest	983.64	891.53	976.16	941.86	993.71	1071.05	1049.23	1084.58	1123.67	1162.78	1124.58	1123.36	1208.29	1249.96	1202.75	1246.25	1232.51	1234.09	1251.58	1372.52	1320.52	1273.46	1349.61	1371.19			
Northeast	806.40	836.31	836.34	835.64	858.73	860.69	880.17	959.97	1006.44	1025.34	992.54	1073.76	1074.48	1021.20	1092.72	1140.44	1126.53	1098.76	1112.04	1169.48	1178.78	1142.57	1148.42	1201.66			
Far Northeast	960.24	959.73	981.13	980.74	981.93	1034.13	1062.49	1088.28	1110.54	1118.71	1129.76	1196.60	1235.94	1197.03	1209.24	1251.45	1257.33	1216.64	1249.62	1305.65	1285.23	1280.46	1354.67	1340.44			
Southeast	720.83	702.11	732.05	761.94	831.72	784.92	820.99	841.03	872.84	863.85	860.88	922.56	930.43	919.63	932.87	918.47	950.48	939.91	940.89	1010.60	1051.10	1063.83	985.67	1076.57			
Security/Widefield/Fountain	781.21	716.63	718.53	803.83	828.38	853.38	803.38	828.38	824.73	856.25	928.38	978.68	1056.90	1028.68	953.68	1003.68	1103.53	953.38	1106.56	1003.38	1149.96	1130.32	1129.02	1130.17			
Southwest	875.47	878.28	860.53	869.41	875.03	901.22	968.23	981.36	1035.83	1024.80	1081.16	1138.28	1144.75	1131.00	1129.54	1098.50	1133.81	1185.96	1183.04	1226.46	1240.25	1218.81	1234.37	1272.70			
Central	839.95	762.65	764.76	799.96	817.41	959.33	888.24	902.29	937.05	964.98	936.90	1003.63	1046.20	1061.72	1030.10	974.68	946.99	1036.06	1068.16	1111.48	1203.63	1101.28	1087.33	1112.83			
Durango	1213.50		1139.59		1138.50			1106.00				1066.06				1355.17						1383.29					
Eagle County	1145.00		1329.62		1199.96			1248.86				1336.44				1345.57						1347.96					
Fort Collins/Loveland	1119.27	1211.83	1206.39	1249.12	1254.52	1217.67	1252.02	1286.86	1280.67	1214.08	1263.91	1306.49	1306.64	1288.26	1310.76	1337.70	1329.06	1318.09	1341.34	1391.05	1385.52	1352.09	1390.31	1392.04			
Fort Collins	1122.63	1196.65	1193.29	1233.34	1248.66	1221.67	1249.73	1280.95	1268.85	1199.36	1219.41	1291.26	1288.45	1275.83	1309.11	1337.40	1329.63	1303.35	1334.96	1388.42	1380.94	1334.73	1367.01	1372.69			
Northwest	835.00	1129.81	937.49	1072.86	1083.05	1102.83	1147.93	1224.33	1198.48	1135.87	1178.88	1196.05	1191.11	1190.69	1241.05	1251.20	1205.61	1232.13	1252.97	1231.64	1281.39	1281.64	1278.93	1256.64			
Northeast	693.07	801.00	801.00	700.40	748.32	743.07	743.07	747.51	844.15	845.64	818.07	798.58	884.75	889.13	887.88	943.74	1096.00	1095.38	1096.00	1258.50	1278.75	1283.50	1280.50	1308.50			
Southeast	1191.60	1269.48	1247.61	1317.67	1262.98	1255.90	1253.81	1292.95	1271.95	1214.55	1254.34	1306.60	1285.84	1282.44	1314.38	1339.54	1289.64	1307.67	1324.78	1387.87	1374.52	1327.95	1335.29	1365.50			
Southwest	1175.17	1224.91	1214.28	1199.95	1326.62	1239.64	1319.43	1168.80	1295.23	1252.43	1233.07	1302.84	1355.61	1304.82	1369.26	1345.60	1363.99	1406.49	1389.79	1439.14	1431.04	1423.14	1501.40	1440.91			
Loveland	1099.04	1282.25	1254.61	1389.99	1327.95	1187.98	1258.21	1342.29	1352.13	1335.02	1349.38	1369.56	1365.68	1378.08	1326.00	1344.01	1324.57	1333.40	1357.92	1413.50	1428.64	1372.04	1468.36	1446.14			
Fort Morgan/Brush	569.75		563.50		479.13			484.33				441.00				541.63						533.76					
Glenwood Springs	730.69		754.13		798.50			842.25				862.56				947.95						953.03					
Grand Junction	570.73	575.44	572.20	558.81	554.63	558.07	580.60	564.18	581.49	570.47	579.63	460.56	577.56	536.46	590.76	648.57	635.06	581.81	621.52	596.06	682.67	685.59	685.62	693.83			
Greeley	787.71	814.98	873.64	891.06	959.01	909.80	942.39	980.28	1011.43	994.04	1017.49	1031.42	1100.75	1085.96	1112.14	1123.80	1189.67	1087.05	1185.66	1196.02	1217.15	1180.61	1156.30	1216.77			
Gunnison	713.50		713.50		732.67			738.50				763.50				788.50						813.50					
Montrose	730.28		735.87		735.87			738.50				838.50				838.50						846.72					
Pueblo	566.10	553.88	572.88	577.23	579.02	582.16	589.73	599.46	623.71	595.52	635.77	671.83	674.33	694.48	714.55	752.67	718.84	721.36	719.80	709.99	717.34	722.24	728.52	730.03			
Northwest	524.96	367.42	553.68	367.42	551.89	549.96	562.54	551.00	575.04	551.00	551.00	576.22	551.00	601.00	576.00	416.20	441.69	441.20	441.20	626.00	611.00	611.00	611.00	611.00			
Northeast	591.36	605.93	632.34	616.98	634.85	630.51	618.02	646.83	648.76	648.76	692.56	751.94	763.50	813.05	824.46	947.88	840.06	840.51	952.76	783.73	796.92	796.28	870.20	918.19			
Southeast																											
Southwest	580.77	475.05	480.17	475.21	471.33	501.93	487.54	501.00	501.81	471.33	588.61	581.36	571.48	525.00	611.85	498.61	554.89	494.98	560.48	659.55	611.28	634.80	612.16	614.90			
Southeastern Colorado	365.53				365.53			655.69				670.17				677.25						830.65					
Steamboat Springs	845.87		970.87		970.87			1105.31				977.60				773.86						651.63					
Sterling	493.86		500.57		523.69			548.92				490.94				610.25						668.32					
Summit County	948.92		1130.41		1031.50			1141.89				1254.57				1134.42						1094.75					

*As of Q3 2012 Buena Vista, Canon City, Lake County & Salida were combined into the Central Mountains Market Area

MEDIAN RENT BY APARTMENT TYPE

(In Dollars)

Market		2014		2015				2016				2017				2018				2019				2020				
Area	Apartment Type	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Alamosa	Efficiency			513.00																							688.00	
	One bedroom			688.00						688.00				713.00														879.47
	Two bed, one bath			684.57						688.00				112.50														688.00
	Two bed, two bath			664.44																								1088.00
	Three bedroom			688.00																								
	All			680.25							688.50				713.11													697.02
Aspen	Efficiency	688.00		688.00						713.00				738.00														763.00
	One bedroom	913.60		937.40						931.14				932.00														739.09
	Two bed, one bath	1113.32		1137.68						1138.32				1188.32														1488.00
	Two bed, two bath	1488.00		1482.97						1482.97				1507.97														1582.97
	Three bedroom									963.00				963.00														1013.00
	All	1120.26		1144.58						973.40				973.40														1015.06
Buena Vista	Efficiency	*		*						*				*													*	
	One bedroom	*		*						*				*													*	
	Two bed, one bath	*		*						*				*													*	
	Two bed, two bath	*		*						*				*													*	
	Three bedroom	*		*						*				*													*	
	All	*		*						*				*													*	
Canon City	Efficiency	*		*						*				*													*	
	One bedroom	*		*						*				*													*	
	Two bed, one bath	*		*						*				*													*	
	Two bed, two bath	*		*						*				*													*	
	Three bedroom	*		*						*				*													*	
	All	*		*						*				*													*	
Central Mountains	Efficiency																											
	One bedroom									888.00																		
	Two bed, one bath	685.81		655.47						828.58																		
	Two bed, two bath			538.00																								
	Three bedroom			538.00																								
	All									1238.00																		
Colorado Springs	Efficiency	708.83	646.83	635.39	711.25	648.16	676.75	702.13	761.14	792.09	832.39	829.14	849.77	872.68	861.94	854.95	849.04	882.41	831.90	781.33	843.75	905.24	849.65	871.05	880.38			
	One bedroom	748.10	730.21	758.15	780.17	811.02	831.24	845.32	890.31	917.12	899.90	947.80	984.04	1001.12	984.41	982.13	1014.59	994.31	1020.46	1041.38	1116.10	1147.45	1085.58	1095.10	1108.41			
	Two bed, one bath	767.07	751.13	787.46	829.78	838.07	853.05	847.61	854.58	915.70	936.38	952.53	987.69	971.72	995.74	1035.76	1029.99	1059.07	1024.75	1065.88	1103.50	1123.51	1094.70	1082.02	1108.78			
	Two bed, two bath	1024.52	1017.52	1032.56	1022.24	1087.53	1118.77	1101.55	1160.61	1232.90	1235.31	1264.28	1307.07	1336.58	1342.61	1327.22	1365.58	1348.78	1338.77	1414.25	1438.08	1479.96	1398.85	1442.71	1498.71			
	Three bedroom	1280.93	1235.00	1289.71	1334.83	1342.12	1326.39	1350.00	1392.70	1438.00	1386.24	1478.35	1537.00	1597.36	1493.61	1523.89	1608.59	1604.84	1618.89	1694.00	1655.75	1677.93	1656.28	1674.37	1701.73			
	All	865.44	819.14	839.61	867.39	903.20	922.20	948.19	976.42	1022.63	1001.72	1048.21	1123.49	1117.34	1113.88	1095.40	1140.66	1140.02	1129.96	1178.70	1221.98	1217.93	1208.88	1221.08	1247.49			
Durango	Efficiency	1163.00		1088.00																							1113.00	
	One bedroom	888.00		895.20																							1140.78	
	Two bed, one bath	1305.75		1280.75																							1388.00	
	Two bed, two bath	888.00		900.00																							1463.00	
	Three bedroom	1537.25		1562.25																							1638.00	
	All	1213.50		1139.59																							1383.29	
Eagle County	Efficiency	738.00		763.00																							1088.00	
	One bedroom	985.20		1045.25																							1402.09	
	Two bed, one bath	1124.12		1195.71																							1099.20	
	Two bed, two bath	1142.66		1338.00																							913.00	
	Three bedroom	1340.73		1588.00																							1342.66	
	All	1145.00		1329.62																							1587.45	
Fort Collins Loveland	Efficiency	891.32	911.47	779.82	792.91	776.71	574.33	574.00	573.00	955.50	951.95	794.00	844.00	965.09	927.79	977.79	1053.55	699.44	860.00	886.62	699.44	886.15	905.15	936.62	936.62			
	One bedroom	1028.00	1085.71	1140.25	1182.32	1188.56	1101.59	1157.62	1164.30	1134.74	1114.40	1143.42	1219.47	1203.00	1218.94	1248.67	1235.23	1228.79	1236.44	1243.63	1289.01	1279.80	1203.70	1277.30	1304.64			
	Two bed, one bath	989.17	992.72	1026.17	1075.00	1088.23	1106.56	1205.27	1064.26	1255.52	1138.55	1186.25	1249.68	1282.45	1261.13	1227.13	1319.80	1244.00	1233.61	1276.55	1274.09	1302.76	1292.59	1303.41	1318.59			
	Two bed, two bath	1304.10	1309.57	1330.29	1399.50	1397.11	1319.59	1427.25	1384.48	1418.62	1320.41	1428.31	1434.86	1454.28	1349.02	1431.46	1488.81	1417.32	1419.12	1439.81	1531.77	1473.32	1426.82	1477.23	1529.97			
	Three bedroom	1227.60	1481.92	1439.53	1557.35	1478.16	1484.46	1487.90	1616.89	1587.67	1552.93	1611.38	1679.39	1648.56	1679.29	1577.33	1755.09	1663.50	1668.47	1637.51	1691.00	1721.57	1760.50	1815.25	1767.43			
	All	1119.27	1211.83	1206.39	1249.12	1254.52	1217.67	1252.02	1286.86	1280.67	1214.08	1263.91	1306.49	1306.64	1288.26	1310.76	1337.70	1329.06	1318.09	1341.34	1391.05	1385.52	1352.09	1390.31	1392.04			
Fort Morgan/Brush	Efficiency																										713.00	
	One bedroom	420.60		417.40																							538.00	
	Two bed, one bath	598.50		608.00																							488.00	
	Two bed, two bath																											
	Three bedroom	664.50		664.50																								
	All	569.75		563.50																							533.76	

Rents are based on the units being unfurnished with tenants paying electricity and gas.

Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.

Average rent minus rental losses equals effective rent.

*As of Q3 2012 Buena Vista, Canon City, Lake County & Salida were combined into the Central Mountains Market Area

MEDIAN RENTS BY APARTMENT TYPE (CONTINUED)

(In Dollars)

Market Area	Apartment Type	2014		2015				2016				2017				2018				2019				2020						
		3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr			
Glenwood Springs	Efficiency	563.00		588.00		638.00				663.00								1260.95								764.00				
	One bedroom	590.00		640.00		665.00				715.00								777.09								784.00				
	Two bed, one bath	632.00		641.75		658.00				682.86								836.89								895.50				
	Two bed, two bath	736.20		761.20		791.60				830.80								937.10								969.65				
	Three bedroom	785.90		835.90		897.30				937.53								955.93								953.03				
All	730.69		754.13		798.50				842.25								862.56								947.95					
Grand Junction	Efficiency	238.00	238.51	238.51	288.00	288.00	288.51	288.51	288.00	288.51	288.00	288.51	288.00	288.51	288.00	288.51	288.00	288.51	288.00	288.51	288.00	288.51	288.00	288.51	288.00	288.51	288.00	288.51	288.00	
	One bedroom	498.29	496.93	530.94	494.32	490.00	523.88	527.95	526.40	529.56	509.73	483.76	348.42	349.58	464.41	577.17	349.16	453.12	340.53	578.25	341.89	591.00	600.00	343.05	471.47	600.00	343.05	471.47	600.00	343.05
	Two bed, one bath	614.71	620.53	609.38	636.22	599.40	617.70	599.88	629.27	610.20	612.23	631.55	629.33	611.15	632.48	637.51	778.30	646.62	806.64	689.50	775.00	740.40	778.31	718.45	804.43	778.31	718.45	804.43	778.31	
	Two bed, two bath	606.60	632.75	628.00	632.78	648.11	660.50	660.00	677.89	682.29	688.00	575.00	688.00	688.00	688.00	706.60	838.00	863.00	863.00	862.65	888.00	882.24	892.29	888.00	892.10	888.00	892.10	888.00	892.10	
	Three bedroom	831.00	836.15	833.71	800.00	796.00	788.00	788.00	830.00	794.00	838.00	738.00	832.00	838.00	838.00	838.00	888.00	888.00	888.00	888.00	982.00	838.00	988.00	988.00	963.00	988.00	988.00	963.00	988.00	
All	570.73	575.44	572.20	558.81	554.63	558.07	580.60	564.18	581.49	570.47	579.63	460.56	577.56	536.46	590.76	648.57	635.06	581.81	621.52	596.06	682.67	685.59	685.62	693.83	685.59	685.62	693.83	685.59		
Greeley	Efficiency	469.81	470.38	507.00	470.46	492.25	492.25	495.46	492.25	495.46	511.38	557.00	570.46	567.25	570.46	644.95	644.95	644.81	645.68	645.68	646.11	646.11	640.59	645.46	646.11	640.59	645.46	646.11	640.59	
	One bedroom	728.25	721.81	780.31	794.66	819.75	813.99	819.11	813.99	819.11	941.80	824.53	981.98	968.82	1010.52	1049.64	989.15	1020.84	1079.88	1079.06	1073.15	1064.04	1117.81	1139.02	1066.50	1126.12	1095.72	1139.02	1066.50	
	Two bed, one bath	673.37	752.15	707.55	801.21	822.52	841.03	838.12	860.62	859.48	894.52	918.08	881.17	922.31	940.94	936.94	978.94	983.96	958.34	1018.11	1012.52	1015.02	1019.34	1009.40	1079.09	1015.02	1019.34	1009.40	1079.09	
	Two bed, two bath	1077.21	1131.14	1126.80	1140.22	1183.41	1166.60	1179.26	1182.55	1188.84	1192.00	1206.35	1231.95	1284.72	1279.51	1270.50	1298.15	1372.46	1341.38	1369.60	1374.85	1453.13	1349.93	1348.16	1361.73	1453.13	1349.93	1348.16	1361.73	
	Three bedroom	919.51	919.39	897.98	999.39	1137.10	1022.56	1178.67	1209.70	1154.00	1189.60	1195.50	1218.40	1183.20	1195.80	1198.80	1318.33	1581.00	1428.00	1639.33	1653.75	1702.43	1449.00	1576.80	1349.17	1449.00	1576.80	1349.17		
All	787.71	814.98	873.64	891.06	959.01	909.80	942.39	980.28	1011.43	994.04	1017.49	1031.42	1100.75	1085.96	1112.14	1123.80	1189.67	1087.05	1185.66	1196.02	1217.15	1180.61	1156.30	1216.77	1180.61	1156.30	1216.77	1180.61		
Gunnison	Efficiency																													
	One bedroom					538.00																								
	Two bed, one bath	713.00		713.00		734.00																				813.00				
	Two bed, two bath																													
	Three bedroom																													
All	713.50		713.50		732.67																				813.50					
Lake County	Efficiency	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	One bedroom	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	Two bed, one bath	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	Two bed, two bath	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	Three bedroom	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
All	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
Montrose	Efficiency																													
	One bedroom	735.16		737.37		737.37				738.00																				
	Two bed, one bath	545.20		638.00		588.00																								
	Two bed, two bath																													
	Three bedroom																													
All	730.28		735.87		735.87				738.50																					
Pueblo	Efficiency	392.00	294.46	400.00	294.46	400.00	400.00	394.00	394.00	417.00	413.00	440.40	446.00	407.00	436.00	444.00	319.46	343.54	343.54	343.54	446.00	475.00	475.00	463.00	463.00	475.00	463.00	463.00		
	One bedroom	469.78	464.45	469.16	465.53	470.24	468.62	505.53	516.58	515.37	532.93	542.62	547.52	606.33	614.06	607.61	620.84	616.37	617.33	617.64	613.00	617.87	616.45	620.86	623.73	617.87	616.45	620.86		
	Two bed, one bath	608.62	597.10	627.48	607.59	630.47	612.75	609.34	628.57	634.15	637.07	676.36	686.56	701.11	701.52	717.95	719.74	715.80	719.29	716.15	756.79	722.18	724.35	726.81	730.15	722.18	724.35	726.81		
	Two bed, two bath	862.25	872.00	872.00	872.00	1087.59	874.25	924.63	1137.54	1185.00	1087.54	898.13	1203.25	1214.88	1189.06	972.56	1264.06	1264.27	1264.06	1261.77	1022.56	1307.69	1307.69	1207.69	1207.69	1307.69	1207.69	1207.69		
	Three bedroom	827.03	658.07	692.00	689.98	694.25	783.71	694.50	735.68	735.43	720.61	844.00	920.71	945.71	948.07	944.64	1060.00	1060.00	1110.00	1110.00	994.64	873.07	898.07	873.07	923.07	898.07	873.07	923.07		
All	566.10	553.88	572.88	577.23	579.02	582.16	589.73	599.46	623.71	595.52	635.77	671.83	674.33	694.48	714.55	752.67	718.84	721.36	719.80	709.99	717.34	722.24	728.52	730.03	717.34	722.24	728.52			
Salida	Efficiency	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	One bedroom	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	Two bed, one bath	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	Two bed, two bath	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	Three bedroom	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
All	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
Southeastern Colorado	Efficiency																													
	One bedroom	609.00				634.00																								
	Two bed, one bath	288.00																												

**RENT PER SQUARE FOOT
BY APARTMENT TYPE AND COUNTY**
(In Dollars)

Market Area	Apartment Type	2014				2015				2016				2017				2018				2019				2020			
		3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr		
Alamosa	Efficiency																											2.09	
	One bedroom				1.16								1.17					1.22										1.25	
	Two bed, one bath				0.00								0.70															0.70	
	Two bed, two bath																											1.02	
	Three bedroom																												
Aspen	Efficiency																											1.13	
One bedroom	1.99																											2.00	
Two bed, one bath	2.06																											2.07	
Two bed, two bath	1.28																											1.74	
Three bedroom	1.63																											1.30	
All	1.65																											1.48	
Buena Vista	Efficiency	*																										*	
	One bedroom	*																										*	
	Two bed, one bath	*																										*	
	Two bed, two bath	*																										*	
	Three bedroom	*																										*	
Canon City	Efficiency	*																										*	
	One bedroom	*																										*	
	Two bed, one bath	*																										*	
	Two bed, two bath	*																										*	
	Three bedroom	*																										*	
Central Mountains	Efficiency																												
	One bedroom																												
	Two bed, one bath	0.94																										1.27	
	Two bed, two bath				0.90																							1.30	
	Three bedroom																											1.08	
Colorado Springs	Efficiency																												
	One bedroom																												
	Two bed, one bath	0.94			0.90																							1.24	
	Two bed, two bath	1.01			1.00																							1.19	
	Three bedroom	1.00			0.98																							1.11	
Durango	Efficiency	1.84			1.72																							1.82	
	One bedroom	1.75			1.70																							1.84	
	Two bed, one bath	1.53			1.52																							1.82	
	Two bed, two bath	0.97			1.02																							1.84	
	Three bedroom	1.37			1.40																							1.84	
Eagle County	Efficiency	1.52			1.51																							1.84	
	One bedroom	2.31			2.36																							1.84	
	Two bed, one bath	1.86			1.68																							1.84	
	Two bed, two bath	1.44			1.62																							1.84	
	Three bedroom	1.48			1.57																							1.84	
Fort Collins/ Loveland	Efficiency	1.39			1.60																							1.84	
	One bedroom	1.57			1.67																							1.84	
	Two bed, one bath	2.05			2.11																							1.84	
	Two bed, two bath	1.47			1.52																							1.84	
	Three bedroom	1.23			1.25																							1.84	
Fort Morgan/ Brush	Efficiency	1.25			1.31																							1.84	
	One bedroom	1.10			1.27																							1.84	
	Two bed, one bath	1.23			1.23																							1.84	
	Two bed, two bath	1.10			1.27																							1.84	
	Three bedroom	1.23			1.37																							1.84	

Rents are based on the units being unfurnished with tenants paying gas and electricity. Average rents do not reflect "rental losses" from discounts/concessions, models, delinquents, and bad debts. Average rent minus rental losses equals effective rent.
*As of Q3 2012 Buena Vista, Canon City, Lake County & Salida were combined into the Central Mountains Market Area

RESIDENT TURNOVER PER MONTH BY AGE OF BUILDING

(In Percent)

Market Area	Age of Building	2014				2015				2016				2017				2018				2019				2020			
		3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr		
Alamosa	To 1959																												
	1960-69																												
	1970-79				9.1														9.1										
	1980-89				3.0								0.0						0.0						0.0				
	1990-99																												
	2000-09																												
2010+																													
Aspen	To 1959																												
	1960-69																												
	1970-79		1.8		0.0								1.7																
	1980-89		8.3		0.0								0.0						0.0										
	1990-99		1.6		1.6								0.0						4.8						1.6		4.8		
	2000-09																												
2010+																													
Buena Vista	To 1959	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1960-69	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1970-79	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1980-89	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1990-99	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	2000-09	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
2010+	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
Canon City	To 1959	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1960-69	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1970-79	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1980-89	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1990-99	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	2000-09	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
2010+	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
Central Mountains	To 1959																												
	1960-69		12.5		4.8								3.1																
	1970-79		0.0		0.0								0.0																
	1980-89																												
	1990-99		12.5		4.8								3.1																
	2000-09																												
2010+																													
Colorado Springs	To 1959	7.7	2.6	5.1	3.2	5.0	0.0	3.9	0.0	4.4	0.0	2.5	3.5	4.5				4.2	8.9	4.4	4.9	4.8	4.1	7.7	3.2	4.3	3.6		
	1960-69	4.8	3.9	3.8	3.6	4.1	3.0	3.6	4.5	5.5	3.2	3.9	4.2	5.1	4.7	3.5	3.2	4.8	3.3	2.9	3.7	3.1	3.7	2.9	3.1				
	1970-79	3.7	4.7	6.8	5.7	6.3	4.1	4.3	5.5	5.0	3.5	5.0	4.4	4.3	4.4	4.9	5.0	5.0	4.6	3.8	7.1	4.9	5.6	3.2	5.9				
	1980-89	5.6	4.8	5.6	6.1	6.4	4.5	4.3	6.2	5.8	4.3	4.1	4.9	6.2	3.6	3.9	5.6	5.5	4.2	4.4	10.5	6.0	4.4	3.9	4.3				
	1990-99	6.5	5.0	4.6	6.3	6.1	3.9	4.3	6.7	6.0	4.8	3.9	6.5	8.0	5.3	4.3	6.1	7.1	6.5	5.2	5.2	6.1	4.9	3.2	6.3				
	2000-09	6.5	5.4	6.1	6.3	5.4	5.6	4.5	7.0	6.2	4.9	3.9	5.8	6.1	4.0	4.5	5.1	6.3	4.2	5.8	5.0	6.2	4.7	3.4	4.5				
2010+																													
Durango	To 1959																												
	1960-69		5.6																										
	1970-79																												
	1980-89																												
	1990-99		0.0																										
	2000-09		0.0																										
2010+																													
Eagle County	To 1959																												
	1960-69																												
	1970-79		0.0																										
	1980-89																												
	1990-99		2.6																										
	2000-09		2.8																										
2010+																													
Fort Collins/ Loveland	To 1959	0.0	0.0	0.0	0.0	0.0	0.0																						
	1960-69	1.8	0.9	0.0	7.7	0.6	3.8	1.9	17.6	24.0	1.2	0.6	1.9	1.4	0.6	1.8	0.0	60.7	0.0	0.9	4.7	0.0	1.9	0.9	5.6				
	1970-79	9.8	2.4	3.4	6.7	7.4	2.9	2.0	3.7	6.2	2.1	2.9	2.7	6.0	4.9	2.6	3.4	4.2	2.4	2.4	3.7	4.8	2.5	2.5	7.2				
	1980-89	4.9	0.8	0.1	5.9	1.0	0.2	0.0	0.0	0.1	0.0	0.4	25.8	0.2	1.1	2.3	22.9	7.8	2.8	6.6									
	1990-99	3.9	2.5	1.7	5.8	8.6	6.1	7.2																					
	2000-09	7.4	3.5	4.3	7.3	6.6	3.1	3.8	8.1	6.8	5.2	3.3	4.6	6.5	5.6	3.6	5.6	7.6	3.4	5.6	5.2	6.1	2.2	2.4	5.5				
2010+																													
Fort Morgan/ Brush	To 1959																												
	1960-69																												
	1970-79		0.0																										
	1980-89		0.0																										
	1990-99																												
	2000-09																												
2010+																													

*As of Q3 2012 Buena Vista, Canon City, Lake County & Salida were combined into the Central Mountains Market Area

**RESIDENT TURNOVER PER MONTH
BY AGE OF BUILDING (CONTINUED)**
(In Percent)

Market Area	Age of Building	2014				2015				2016				2017				2018				2019				2020			
		3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr		
Glenwood Springs	To 1959																												
	1960-69	50.0			0.0																								
	1970-79				50.0																								
	1980-89	8.5		2.8		7.2																							
	1990-99																												
	2000-09 2010+				0.0						50.0						100.0												
Grand Junction	To 1959	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	6.3				0.0	0.0	0.0				8.3		8.3	0.0	0.0	0.0			
	1960-69		0.0	0.0			0.0	0.0			0.0	0.0				25.0						0.0		0.0					
	1970-79	7.4	8.2	7.2	4.5	5.2	1.8	0.0	3.9	3.2	5.1	3.6	6.3	0.0	1.5	1.2	0.0	0.0			4.4	0.0	8.1	2.9	0.0	2.9			
	1980-89	5.7	5.3	4.0	5.6	4.9	2.6	1.6	11.1	0.0	10.3	2.0	7.4	2.6	0.0						5.9	2.6	0.0	0.0	0.0	7.4			
	1990-99	0.0	13.2	2.7	3.2	0.0	1.5	0.0	9.3	1.5	8.3	12.5									0.0	3.4	4.5	4.5	0.0	3.7			
	2000-09 2010+			0.0																									
Greeley	To 1959	16.7	0.0																										
	1960-69	5.8	5.8	4.3	17.2	20.4	0.0	4.3	10.1	1.4	4.1	5.8	14.3	14.3	1.0	3.1	3.1	0.0	0.0	1.0	0.0	2.0	0.0		10.1				
	1970-79	4.0	3.2	2.7	6.2	7.5	2.8	3.9	6.9	7.7	3.4	4.4	4.8	2.9	2.6	3.3	4.9	4.4	2.9	2.8	5.6	3.4	3.5	2.4	4.2				
	1980-89	0.0	2.3	4.7	5.6		0.0	0.0	10.0	0.0	0.0	16.7	0.0	0.0	8.3	16.7	0.0	0.0	0.0		16.7	8.3	8.3	0.0	16.7				
	1990-99	0.0	0.0	0.0						7.8	5.3	3.8	0.0	5.0	0.0	0.0	0.0	0.0	0.0	5.0	0.0	3.1	0.0	0.0	0.0				
	2000-09 2010+	2.8	4.2	1.7	6.3	3.0	3.9	4.5	4.0	4.6	2.3	4.0			200.0	8.8	3.8	3.1	2.1	4.2	4.3	5.6	5.2	25.0		4.7	6.5		
Gunnison	To 1959																												
	1960-69																												
	1970-79										0.0					0.0													
	1980-89																												
	1990-99						0.0																						
	2000-09 2010+																												
Lake County	To 1959	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1960-69	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1970-79	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1980-89	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1990-99	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	2000-09 2010+	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
Montrose	To 1959																												
	1960-69																												
	1970-79																												
	1980-89																												
	1990-99																												
	2000-09 2010+																												
Pueblo	To 1959	7.1	7.1	14.3	0.0	7.1	0.0	0.0	7.1	5.9	0.0	14.3																	
	1960-69	0.0	50.0		50.0					2.3	1.1	2.3	2.5							0.0	0.0	1.8	2.4	1.8	0.0	3.8			
	1970-79	2.1	1.2	1.4	5.0	1.8	2.8	1.2	2.1	2.6	0.0	2.4	5.5	3.5	1.9	2.4	3.4	2.5	0.0	0.0	5.1	4.9	1.2	3.6	3.7				
	1980-89											3.4									2.7	4.0	2.3	4.6	5.2				
	1990-99																												
	2000-09 2010+			3.4	8.1	3.4				5.4	3.4				8.1	3.4	5.1		4.7	6.0	8.1	5.9	6.4	5.1					
Salida	To 1959	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1960-69	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1970-79	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1980-89	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	1990-99	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
	2000-09 2010+	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
Southeastern Colorado	To 1959																												
	1960-69																												
	1970-79	0.9				1.8						27.3																	
	1980-89																												
	1990-99																												
	2000-09 2010+																												
Steamboat Springs	To 1959																												
	1960-69																												
	1970-79																												
	1980-89	2.3		0.0		0.0						0.0																	
	1990-99	1.9		1.9		1.9						2.9					3.9												
	2000-09 2010+																												
Sterling	To 1959																												
	1960-69																												
	1970-79	0.0		3.6								1.8											3.6				1.8		
	1980-89	0.0		1.2		3.1						5.6											7.4				0.0		
	1990-99	6.3		6.3		3.1																	3.3				1.1		
	2000-09 2010+																												
Summit County	To 1959																												
	1960-69																												
	1970-79																												
	1980-89	0.0										0.0															3.3		
	1990-99	1.3		0.0								1.3															0.0		
	2000-09 2010+																												

*As of Q3 2012 Buena Vista, Canon City, Lake County & Salida were combined into the Central Mountains Market Area

RESIDENT TURNOVER PER MONTH BY SIZE OF BUILDING

(In Percent)

Market Area	Size	2014		2015				2016				2017				2018				2019				2020			
		3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Alamosa	2 to 8			50.0						0.0							2.9				0.0						
	9 to 50			7.1													9.1										
	51 to 99																					5.8					
	100 - 199																										
	200 - 349																										
	350 up																										
Average			10.0							0.0							5.6				5.0						
Aspen	2 to 8																										
	9 to 50	8.3		0.0		0.0				0.0							0.0										
	51 to 99	1.7		0.8		0.8				0.8			4.8				1.6						4.8				
	100 - 199																										
	200 - 349																										
	350 up																										
Average	2.8		0.7		0.7					0.7			4.8			1.2					4.8						
Buena Vista	2 to 8	*		*		*				*			*			*					*						
	9 to 50	*		*		*				*			*			*					*						
	51 to 99	*		*		*				*			*			*					*						
	100 - 199	*		*		*				*			*			*					*						
	200 - 349	*		*		*				*			*			*					*						
	350 up	*		*		*				*			*			*					*						
Average	*		*		*				*			*			*					*							
Canon City	2 to 8	*		*		*				*			*			*					*						
	9 to 50	*		*		*				*			*			*					*						
	51 to 99	*		*		*				*			*			*					*						
	100 - 199	*		*		*				*			*			*					*						
	200 - 349	*		*		*				*			*			*					*						
	350 up	*		*		*				*			*			*					*						
Average	*		*		*				*			*			*					*							
Central Mountains	2 to 8			0.0																							
	9 to 50	12.5		9.4		3.1				6.3				6.3			0.0					0.0					
	51 to 99																										
	100 - 199	0.0		0.0		0.0				0.0				0.0			0.0					0.0					
	200 - 349																										
	350 up																										
Average	2.4		1.5		0.6					0.6				0.6			0.0				0.0						
Colorado Springs	2 to 8	12.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	8.7	0.0	0.0	16.7	6.3	7.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	11.1	0.0	0.0	0.0	0.0
	9 to 50	4.9	5.6	3.4	3.7	3.5	2.9	4.3	4.1	3.7	8.3	3.1	3.4	2.5	2.6	3.4	3.7	3.2	1.6	4.6	3.1	3.7	3.6	4.3	3.2	3.2	
	51 to 99	6.9	3.9	4.4	5.5	4.5	2.7	5.0	7.0	6.0	4.1	4.8	4.5	6.6	4.7	4.7	6.0	5.4	3.2	4.2	4.8	3.4	4.7	3.2	3.3	3.3	
	100 - 199	4.5	5.4	5.7	4.2	6.6	3.5	3.7	4.8	5.3	3.5	4.4	4.5	4.7	3.4	3.6	5.1	5.7	5.4	4.0	4.5	5.3	4.5	3.5	4.4	4.4	
	200 - 349	5.7	4.6	5.8	6.2	6.5	4.8	4.2	6.3	6.0	3.9	3.9	5.1	6.0	4.2	4.6	5.2	5.8	4.4	4.6	8.2	6.0	4.4	3.7	4.7	4.7	
	350 up	5.8	5.0	4.2	6.5	5.2	4.9	3.9	5.7	5.5	4.7	3.5	4.3	6.3	4.3	4.2	6.3	4.7	3.7	3.8	5.2	6.5	4.7	3.9	4.9	4.9	
Average	5.7	4.8	5.5	5.8	6.1	4.5	4.2	6.0	5.8	4.0	4.0	4.9	5.8	4.1	4.4	5.3	5.6	4.4	4.4	7.2	5.7	4.5	3.6	4.6	4.6		
Durango	2 to 8	0.0		0.0													0.0										
	9 to 50	1.4		4.2		1.4				2.8							5.6					0.0					
	51 to 99																										
	100 - 199													9.9													
	200 - 349																										
	350 up																										
Average	1.3		4.0		1.4					2.8						8.0					5.4						
Eagle County	2 to 8																										
	9 to 50			4.5		20.5																					
	51 to 99	0.0		0.0		1.0				0.0				0.0													
	100 - 199	2.8				5.1				8.0				3.4								4.0					
	200 - 349	2.6		1.5																							
	350 up																										
Average	2.2		1.2		4.8					3.8				2.2							4.0						
Fort Collins/ Loveland	2 to 8	13.0	0.0	0.0	6.9	0.0	0.0	0.0	1.6	7.2	0.0	0.0	0.0	0.0	2.9	0.0	0.0	1.4	0.0		2.6	0.0	0.0				
	9 to 50		0.8						12.5	8.3	8.3		0.0	17.1	5.4	2.3	0.0	2.3	2.6	0.0	4.3	0.0	0.0	1.5			
	51 to 99	3.9	2.7	4.0	4.7	5.2	3.0	3.8	7.0	3.2	4.0	3.5	11.0	7.6	1.2	4.1	7.2	1.5	5.6	3.5	2.8	9.4	3.2	0.9	7.0		
	100 - 199	8.8	2.3	1.4	7.2	7.6	4.1	6.1	7.9	18.6	1.7	2.5	2.7	4.7	3.5	3.6	4.6	10.6	3.6	1.5	3.7	2.8	3.9	2.9	5.4		
	200 - 349	6.4	2.7	3.5	6.7	5.9	2.7	2.7	5.5	3.5	4.2	3.2	5.2	6.4	5.3	3.3	6.4	7.4	3.0	5.0	5.8	8.1	3.1	2.5	6.2		
	350 up	3.8	0.0	0.3			0.0	0.0	0.0	0.0	0.0	0.0	25.5	0.0	0.6	0.0	29.0										
Average	6.1	2.2	2.5	6.7	6.1	2.5	2.9	5.1	5.8	3.5	2.7	8.8	5.6	3.3	3.1	9.5	8.2	3.3	3.9	5.2	6.3	3.2	2.4	5.8			
Fort Morgan/ Brush	2 to 8																										
	9 to 50																										
	51 to 99	0.0		1.2		0.0				2.1				4.2				2.4				2.5					
	100 - 199			2.1		2.1				2.1												0.0					
	200 - 349																										
	350 up																										
Average	0.0		1.5		0.9				2.1				4.2				2.4				0.8						

*As of Q3 2012 Buena Vista, Canon City, Lake County & Salida were combined into the Central Mountains Market Area

**RENTAL LOSSES FROM
CONCESSIONS/DISCOUNTS BY SIZE OF BUILDING***
(In Percent)

Market Area	Size	2014				2015				2016				2017				2018				2019				2020				
		3rd	4th Qtr	1st	2nd	3rd	4th Qtr	1st	2nd	3rd	4th Qtr	1st	2nd	3rd	4th Qtr	1st	2nd	3rd	4th Qtr	1st	2nd	3rd	4th Qtr	1st	2nd	3rd	4th Qtr			
Colorado Springs	2 to 8	-7.4	2.5	7.3	-1.2	0.0	5.3	0.0	13.6	-2.2	6.0	5.9	-1.1	51.1	53.4	1.3	72.2	53.0	0.0	50.0	60.3	65.7	3.6	0.0	0.2					
	9 to 50	-3.4	13.5	7.4	16.4	0.6	11.7	4.2	16.2	6.6	6.2	6.1	6.0	16.3	10.3	1.7	6.4	-3.4	-8.9	-1.2	3.2	2.0	5.2	-0.1	4.0					
	51 to 99	0.4	7.0	5.4	-1.1	-4.8	0.6	-0.8	-3.3	-1.3	0.7	-0.7	-3.2	1.9	-3.9	7.1	4.0	4.7	9.0	1.5	6.9	4.6	5.9	9.6	12.8					
	100 - 199	7.5	8.1	9.3	8.6	8.7	11.0	5.7	14.3	8.8	7.1	6.7	12.9	8.0	5.1	7.0	7.7	4.6	2.8	8.3	6.5	4.4	1.6	7.7	5.4					
	200 - 349	10.4	5.3	5.9	8.0	8.0	7.4	7.3	8.1	8.6	8.1	9.1	15.8	5.5	3.3	6.8	9.5	5.2	9.0	6.3	10.5	6.3	3.2	5.3	5.4					
	350 up	7.8	3.3	7.7	6.3	2.9	4.0	1.2	4.9	5.4	5.2	3.2	8.2	4.9	2.7	2.7	2.1	4.7	4.1	3.4	2.8	5.0	4.5	1.8	11.3					
Average		8.9	6.0	6.9	7.7	6.2	7.1	5.9	7.9	7.5	7.6	7.7	13.2	5.9	3.3	6.7	8.6	5.1	7.3	6.2	9.4	5.6	3.4	5.4	6.8					
Fort Collins/Loveland	2 to 8	-2.0	0.9	1.0	2.3	-2.0	-1.1	0.2	-1.1	2.8	7.8	0.0	14.4	1.4	0.3	0.0	4.2	0.5	0.0	0.0	3.6	0.0	0.0	0.0	0.0					
	9 to 50		9.3						0.0	1.6	1.0		28.8	14.4	0.6	-1.5	3.2	4.8	9.8	7.0		6.1	7.5	18.0	22.7					
	51 to 99	0.8	18.0		8.8	10.2	5.0	6.7	3.0	4.3	3.8	5.9	9.9	11.2	5.6	6.0	8.3	7.1	4.2	5.7	3.1	8.0	7.2	12.3	1.4					
	100 - 199	9.2	10.2	8.4	7.7	13.1	4.4	7.8	7.7	14.0	1.1	4.6	2.8	7.2	12.3	2.9	4.5	-0.9	4.6	2.9	7.2	8.8	1.2	0.2	14.8					
	200 - 349	17.4	17.6	9.9	12.8	6.0	7.8	9.8	12.0	9.9	2.2	6.4	6.3	1.3	1.2	10.3	8.7	5.8	7.8	3.3	6.8	4.0	4.2	19.6	8.9					
	350 up	2.8	13.4	-1.6			-5.4	15.0	9.6			23.2			8.4	3.9	-6.8													
Average		14.3	14.5	7.2	11.4	8.5	3.8	10.4	8.9	10.0	2.1	5.7	9.4	4.4	4.7	6.7	5.4	3.3	6.8	3.4	6.8	5.9	3.6	11.7	11.7					
Grand Junction	2 to 8	-4.2	-6.0	3.5	8.3	-0.5	-0.3	-0.6	4.6	0.2	0.2	0.6	24.6	0.0	0.0	0.0	0.0	0.0	0.0	-0.1	0.3	0.3	0.1	0.0						
	9 to 50	-2.1	0.0	0.0	1.6	1.2	0.8	-2.0	-1.8	-0.6	-1.9	-1.3	-11.0	5.8	-0.1	4.2	1.7	0.2	0.7	-1.6	2.0	2.3	0.7	0.9						
	51 to 99	-6.4	3.0	3.8	2.6	2.5	0.5		0.0	0.0						0.0					0.2	1.2	0.7	0.9						
	100 - 199																				3.9									
	200 - 349																													
	350 up																													
Average		-2.3	0.5	2.5	3.1	0.5	0.4	-1.1	-1.0	-0.3	-1.0	-0.6	-7.3	2.0	-0.1	2.8	1.7	0.1	0.4	3.0	1.3	1.6	0.4	1.1						
Greeley	2 to 8	8.0	0.3	-0.1	4.9		0.0	0.0	11.7	-0.2	0.0	-0.4	0.0	0.1	0.0	-0.2	0.6	0.1	0.0	0.3	0.0	0.2	0.0	0.0	0.1					
	9 to 50	8.2	-1.7	4.8			10.4	-0.3	-5.2	-0.1	19.5	5.8	8.5	46.2	43.3	6.5	3.3	-4.5	5.6	-0.1	4.9		0.0	56.7	0.9					
	51 to 99	16.1	13.3	8.0		-4.1	6.1	12.4	2.4	-0.1	7.8	8.3	-9.5	16.9	6.4	7.2	8.8	10.5	8.1	5.2	10.3	17.0	2.8	32.0						
	100 - 199	28.3	26.8	32.9	26.4	24.1	18.3	21.9	20.2	4.9	5.2	6.2	10.7	17.8	11.1	8.2	8.9	10.6	4.3	7.8	12.8	11.3	9.4	11.9	7.2					
	200 - 349		10.9	14.3	13.6	55.5																								
	350 up	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
Average		24.5	18.9	21.5	22.0	36.2	16.0	19.6	18.0	4.2	6.2	6.1	6.1	18.9	12.1	7.9	8.1	10.2	5.3	7.4	12.3	11.6	8.2	12.9	9.6					
Pueblo	2 to 8	9.2	43.8	0.0	2.1	6.6	-6.8	0.0	-5.7	-2.0	-2.3	-2.3	-5.6	-5.3	-9.4	-9.9	-1.5	-4.8	3.6		-1.3	-1.3	-3.7	-4.3						
	9 to 50	1.3	12.6	4.9	-1.5	4.9	-1.7	1.4	5.4	3.1	4.9	6.4	9.4	10.1	7.9	6.9	4.2	2.8	4.4	4.6	5.5	2.4	0.7	1.3	3.3					
	51 to 99		16.5	9.0	17.0		13.6			0.3	8.1	3.0	4.1			8.0			8.3	10.8	7.5	1.6	3.6	2.3	0.6					
	100 - 199				0.7	6.0				7.2	5.3				15.2				12.0	10.2										
	200 - 349																													
	350 up																													
Average		-1.2	12.3	5.5	1.2	1.7	8.1	1.3	4.2	5.1	6.7	4.2	5.0	14.3	6.4	7.2	2.9	1.4	10.6	10.1	5.1	1.7	2.9	0.0	-1.0					

*Rental Losses are only reported for the Colorado Metropolitan areas

Apartment Unit Inventory and Absorption

	Time Period	Colorado Springs	Fort Collins	Greeley	Pueblo		Time Period	Colorado Springs	Fort Collins	Greeley	Pueblo
TOTAL UNITS AVAILABLE	2011	44344	19797	11706	9270		2013	45434	20601	11812	9274
UNITS ADDED SINCE LAST SURVEY	First Qtr	21	0	0	0		Third Qtr	0	205	6	5
TOTAL UNITS AVAILABLE		44365	19797	11706	9270			45434	20806	11818	9279
QUARTERLY VACANCY RATE		5.2%	1.0%	1.3%	7.3%			5.4%	2.9%	1.3%	9.3%
UNITS RENTED		42058	19601	11550	8589			42962	20213	11665	8419
UNITS VACANT		2307	792	445	686			2472	593	153	860
NUMBER ABSORBED THIS TIME PERIOD		907	635	441	265			-36	551	105	170
TOTAL UNITS AVAILABLE	2011	44365	19797	11706	9270		2013	45434	20806	11818	9279
UNITS ADDED SINCE LAST SURVEY	Second Qtr	0	0	0	0		Fourth Qtr	308	10	0	0
TOTAL UNITS AVAILABLE		44365	19797	11706	9270			45742	20816	11818	9279
QUARTERLY VACANCY RATE		5.2%	1.0%	1.3%	7.3%			7.1%	1.9%	6.3%	8.3%
UNITS RENTED		42058	19601	11550	8589			42477	20416	11072	8508
UNITS VACANT		2307	792	445	686			3265	400	746	771
NUMBER ABSORBED THIS TIME PERIOD		0	0	0	0			-793	193	-593	90
TOTAL UNITS AVAILABLE	2011	44365	19797	11706	9270		2014	45742	20816	11818	9279
UNITS ADDED SINCE LAST SURVEY	Third Qtr	0	332	18	0		First Qtr	0	108	0	0
TOTAL UNITS AVAILABLE		44365	20129	11724	9270			45742	20924	11818	9279
QUARTERLY VACANCY RATE		6.2%	2.2%	1.8%	7.4%			6.7%	1.6%	4.4%	8.1%
UNITS RENTED		41592	19695	11508	8588			42672	20586	11297	8524
UNITS VACANT		2773	434	216	682			3070	338	521	755
NUMBER ABSORBED THIS TIME PERIOD		-22	358	229	4			195	62	225	15
TOTAL UNITS AVAILABLE	2011	44365	20129	11724	9270		2014	45742	20924	11818	9279
UNITS ADDED SINCE LAST SURVEY	Fourth Qtr	77	0	25	0		Second Qtr	240	18	48	0
TOTAL UNITS AVAILABLE		44442	20129	11749	9270			45982	20942	11866	9279
QUARTERLY VACANCY RATE		6.7%	3.0%	6.4%	7.3%			5.5%	2.9%	4.1%	6.7%
UNITS RENTED		41471	19532	11002	8597			43433	20334	11380	8660
UNITS VACANT		2971	597	747	673			2549	608	486	619
NUMBER ABSORBED THIS TIME PERIOD		-199	-163	-531	9			521	-271	35	137
TOTAL UNITS AVAILABLE	2012	44442	20129	11749	9270		2014	45982	20942	11866	9279
UNITS ADDED SINCE LAST SURVEY	First Qtr	230	0	7	4		Third Qtr	20	183	99	0
TOTAL UNITS AVAILABLE		44672	20129	11756	9274			46002	21125	11965	9279
QUARTERLY VACANCY RATE		6.4%	2.6%	5.8%	5.9%			4.3%	0.9%	2.3%	8.0%
UNITS RENTED		41809	19606	11075	8728			44032	20925	11695	8538
UNITS VACANT		2863	523	681	546			1970	200	270	741
NUMBER ABSORBED THIS TIME PERIOD		109	74	66	126			579	408	216	-122
TOTAL UNITS AVAILABLE	2012	44672	20129	11756	9274		2014	46002	21125	11965	9279
UNITS ADDED SINCE LAST SURVEY	Second Qtr	0	0	0	0		Fourth Qtr	456	86	90	0
TOTAL UNITS AVAILABLE		44672	20129	11756	9274			46458	21211	12055	9279
QUARTERLY VACANCY RATE		6.0%	3.5%	5.4%	4.3%			5.3%	1.0%	1.3%	7.3%
UNITS RENTED		41979	19424	11123	8878			44005	21001	11895	8597
UNITS VACANT		2693	705	633	396			2453	210	160	682
NUMBER ABSORBED THIS TIME PERIOD		169	-181	48	151			-483	-10	110	59
TOTAL UNITS AVAILABLE	2012	44672	20129	11756	9274		2015	46458	21211	12055	9279
UNITS ADDED SINCE LAST SURVEY	Third Qtr	187	0	20	0		First Qtr	442	6	84	0
TOTAL UNITS AVAILABLE		44859	20129	11776	9274			46900	21217	12139	9279
QUARTERLY VACANCY RATE		6.1%	2.1%	3.1%	15.8%			6.2%	1.8%	1.1%	3.9%
UNITS RENTED		42143	19715	11407	7807			44011	20839	12010	8913
UNITS VACANT		2716	414	369	1467			2889	378	129	366
NUMBER ABSORBED THIS TIME PERIOD		164	291	264	-1072			-436	-168	31	316
TOTAL UNITS AVAILABLE	2012	44859	20129	11776	9274		2015	46900	21217	12139	9279
UNITS ADDED SINCE LAST SURVEY	Fourth Qtr	315	4	5	0		Second Qtr	311	141	20	0
TOTAL UNITS AVAILABLE		45174	20133	11781	9274			47211	21358	12159	9279
QUARTERLY VACANCY RATE		6.3%	2.5%	3.2%	10.7%			4.6%	1.8%	1.6%	5.9%
UNITS RENTED		42341	19631	11402	8278			45061	20966	11969	8730
UNITS VACANT		2833	502	379	996			2150	392	190	549
NUMBER ABSORBED THIS TIME PERIOD		-117	-88	-10	471			739	-14	-62	-183
TOTAL UNITS AVAILABLE	2013	45174	20133	11781	9274		2015	47211	21358	12159	9279
UNITS ADDED SINCE LAST SURVEY	First Qtr	260	128	4	0		Third Qtr	0	304	100	0
TOTAL UNITS AVAILABLE		45434	20261	11785	9274			47211	21662	12259	9279
QUARTERLY VACANCY RATE		5.6%	5.5%	1.4%	14.9%			4.2%	2.2%	5.7%	6.2%
UNITS RENTED		42875	19138	11621	7891			45210	21184	11560	8708
UNITS VACANT		2559	1123	164	1383			2001	478	699	571
NUMBER ABSORBED THIS TIME PERIOD		274	-621	215	-387			149	-86	-508	-22
TOTAL UNITS AVAILABLE	2013	45434	20261	11785	9274		2015	47211	21662	12259	9279
UNITS ADDED SINCE LAST SURVEY	Second Qtr	0	340	27	0		Fourth Qtr	0	6	86	0
TOTAL UNITS AVAILABLE		45434	20601	11812	9274			47211	21668	12345	9279
QUARTERLY VACANCY RATE		5.4%	5.6%	2.2%	11.1%			5.0%	2.0%	3.7%	5.7%
UNITS RENTED		42998	19457	11554	8244			44836	21228	11893	8751
UNITS VACANT		2436	1144	258	1030			2375	440	452	528
NUMBER ABSORBED THIS TIME PERIOD		123	-22	-94	352			-374	38	247	43

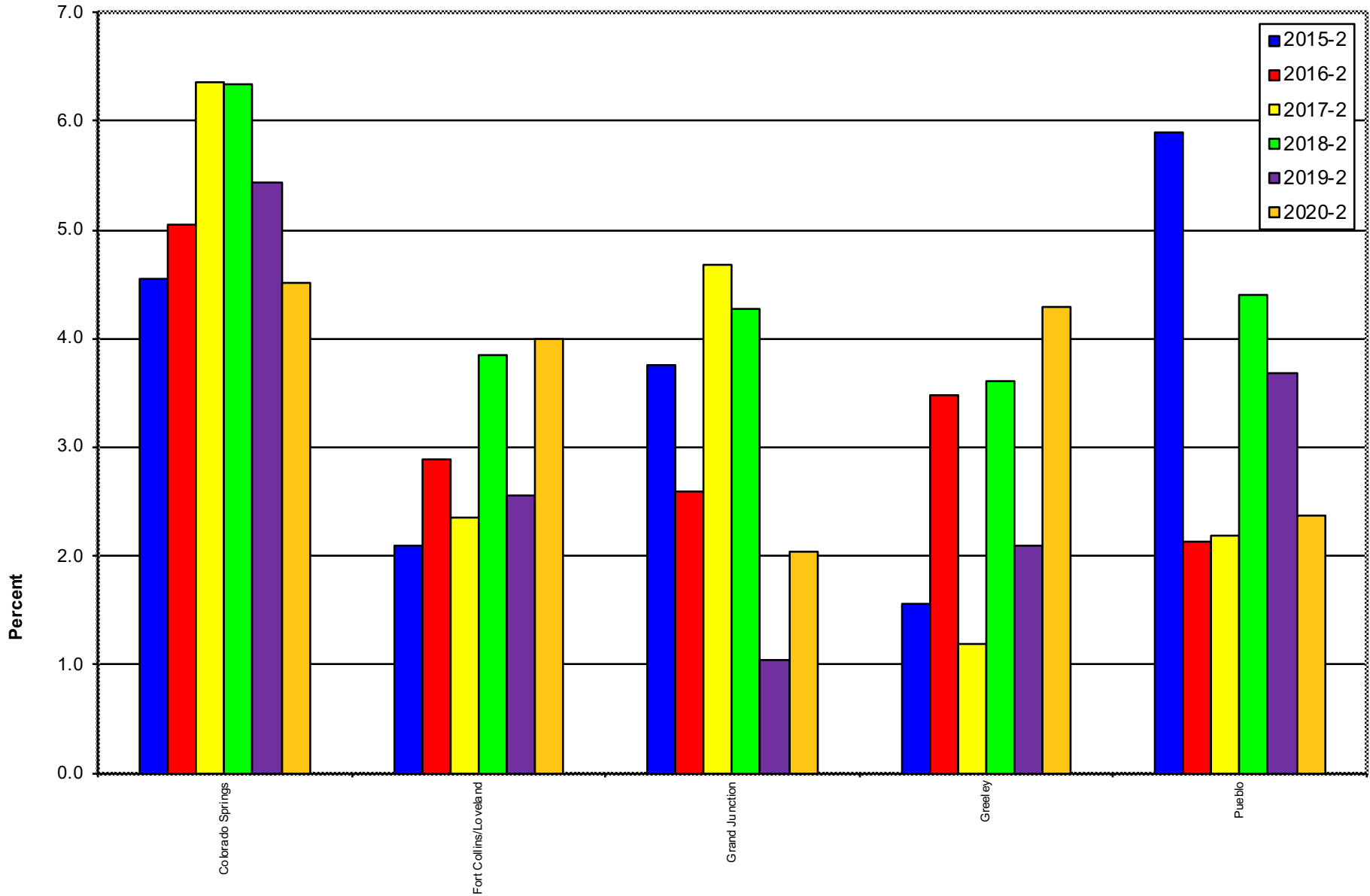
Source: 1990 Census of Housing, General Housing Characteristics, Colorado, 1990 CPH 1-7, Tables 8 and 11; respective Local Building Departments and Planning Offices, Colorado Department of Local Affairs. Due to rounding, number may not always add exactly.

Apartment Unit Inventory and Absorption

	Time Period	Colorado Springs	Fort Collins	Greeley	Pueblo		Time Period	Colorado Springs	Fort Collins	Greeley	Pueblo
TOTAL UNITS AVAILABLE	2016	4721	2166	1234	927		2018	4949	2287	1320	928
UNITS ADDED SINCE LAST SURVEY	First Qtr	96	155	162	5		Third Qtr	517	0	4	0
TOTAL UNITS AVAILABLE		47307	21823	12507	9284			50011	22867	13213	9286
QUARTERLY VACANCY RATE		5.0%	2.0%	3.7%	5.7%			5.2%	3.0%	3.0%	2.9%
UNITS RENTED		44927	21380	12050	8755			47416	22186	12814	9014
UNITS VACANT		2380	443	457	529			2595	681	399	272
NUMBER ABSORBED THIS TIME PERIOD		-5	-3	-6	0			1061	146	80	137
TOTAL UNITS AVAILABLE	2016	47307	21823	12507	9284		2018	50011	22867	13213	9286
UNITS ADDED SINCE LAST SURVEY	Second Qtr	319	0	154	0		Fourth Qtr	384	0	20	0
TOTAL UNITS AVAILABLE		47626	21823	12661	9284			50395	22867	13233	9286
QUARTERLY VACANCY RATE		5.0%	2.9%	3.5%	2.1%			6.0%	2.4%	2.5%	5.9%
UNITS RENTED		45225	21199	12220	9086			47387	22324	12904	8739
UNITS VACANT		2401	624	441	198			3008	543	329	547
NUMBER ABSORBED THIS TIME PERIOD		-21	-181	16	330			-29	137	91	-274
TOTAL UNITS AVAILABLE	2016	47626	21823	12661	9284		2019	50395	22867	13233	9286
UNITS ADDED SINCE LAST SURVEY	Third Qtr	108	93	90	0		First Qtr	532	0	103	0
TOTAL UNITS AVAILABLE		47734	21916	12751	9284			50927	22867	13336	9286
QUARTERLY VACANCY RATE		4.0%	3.3%	3.8%	2.3%			5.6%	2.6%	4.8%	2.5%
UNITS RENTED		45806	21199	12266	9070			48095	22276	12698	9051
UNITS VACANT		1928	718	483	214			2832	589	638	235
NUMBER ABSORBED THIS TIME PERIOD		473	-94	-42	-16			708	-46	-206	311
TOTAL UNITS AVAILABLE	2016	47734	21916	12751	9284		2019	50927	22867	13336	9286
UNITS ADDED SINCE LAST SURVEY	Fourth Qtr	5	408	123	0		Second Qtr	195	447	10	0
TOTAL UNITS AVAILABLE		47739	22324	12874	9284			51122	23314	13346	9286
QUARTERLY VACANCY RATE		6.8%	3.4%	3.7%	3.1%			5.4%	2.7%	2.1%	3.7%
UNITS RENTED		44494	21570	12394	8995			48346	22682	13066	8943
UNITS VACANT		3245	754	480	289			2776	632	280	343
NUMBER ABSORBED THIS TIME PERIOD		-1317	-36	3	-75			251	404	368	-107
TOTAL UNITS AVAILABLE	2017	47739	22324	12874	9284		2019	51122	23314	13346	9286
UNITS ADDED SINCE LAST SURVEY	First Qtr	367	73	87	0		Third Qtr	20	596	55	0
TOTAL UNITS AVAILABLE		48106	22397	12961	9284			51142	23910	13401	9286
QUARTERLY VACANCY RATE		7.4%	2.3%	4.0%	1.7%			5.0%	2.7%	2.9%	3.3%
UNITS RENTED		44543	21888	12441	9130			48565	23256	13011	8982
UNITS VACANT		3563	509	520	154			2577	654	390	304
NUMBER ABSORBED THIS TIME PERIOD		-319	245	-40	135			219	574	-54	39
TOTAL UNITS AVAILABLE	2017	48106	22397	12961	9284		2019	51142	23910	13401	9286
UNITS ADDED SINCE LAST SURVEY	Second Qtr	403	74	16	0		Fourth Qtr	498	310	0	0
TOTAL UNITS AVAILABLE		48509	22471	12977	9284			51640	24220	13401	9286
QUARTERLY VACANCY RATE		6.3%	2.0%	1.2%	2.2%			5.8%	3.7%	3.3%	3.5%
UNITS RENTED		45450	22016	12823	9080			48665	23312	12953	8965
UNITS VACANT		3059	455	154	204			2971	908	448	321
NUMBER ABSORBED THIS TIME PERIOD		907	128	382	-50			104	57	-59	-18
TOTAL UNITS AVAILABLE	2017	48509	22471	12977	9284		2020	51640	24220	13401	9286
UNITS ADDED SINCE LAST SURVEY	Third Qtr	711	112	3	0		First Qtr	446	131	0	0
TOTAL UNITS AVAILABLE		49220	22583	12980	9284			52086	24351	13401	9286
QUARTERLY VACANCY RATE		5.4%	3.8%	1.4%	3.2%			5.7%	6.8%	3.6%	3.3%
UNITS RENTED		46579	21715	12796	8986			49104	22686	12916	8982
UNITS VACANT		2641	868	184	298			2982	1665	485	304
NUMBER ABSORBED THIS TIME PERIOD		1129	-301	-27	-95			435	-626	-37	17
TOTAL UNITS AVAILABLE	2017	49220	22583	12980	9284		2020	52086	24351	13401	9286
UNITS ADDED SINCE LAST SURVEY	Fourth Qtr	40	125	89	2		Second Qtr	11	189	0	0
TOTAL UNITS AVAILABLE		49260	22708	13069	9286			52097	24540	13401	9286
QUARTERLY VACANCY RATE		5.3%	3.1%	2.2%	4.3%			4.5%	3.2%	4.3%	2.4%
UNITS RENTED		46632	22011	12779	8883			49749	23751	12826	9065
UNITS VACANT		2628	697	290	403			2348	789	575	221
NUMBER ABSORBED THIS TIME PERIOD		53	296	-18	-102			645	1065	-90	84
TOTAL UNITS AVAILABLE	2018	49260	22708	13069	9286		2020				
UNITS ADDED SINCE LAST SURVEY	First Qtr	12	126	119	0		Third Qtr				
TOTAL UNITS AVAILABLE		49272	22834	13188	9286						
QUARTERLY VACANCY RATE		6.3%	3.4%	1.3%	4.5%						
UNITS RENTED		46157	22067	13018	8869						
UNITS VACANT		3115	767	170	417						
NUMBER ABSORBED THIS TIME PERIOD		-475	55	240	-15						
TOTAL UNITS AVAILABLE	2018	49272	22834	13188	9286		2020				
UNITS ADDED SINCE LAST SURVEY	Second Qtr	222	33	21	0		Fourth Qtr				
TOTAL UNITS AVAILABLE		49494	22867	13209	9286						
QUARTERLY VACANCY RATE		6.3%	3.6%	3.6%	4.4%						
UNITS RENTED		46355	22040	12733	8877						
UNITS VACANT		3139	827	476	409						
NUMBER ABSORBED THIS TIME PERIOD		198	-26	-285	8						

Source: 1990 Census of Housing, General Housing Characteristics, Colorado, 1990 CPH 1-7, Tables 8 and 11; Local Building Departments and Planning Offices, Colorado Department of Local Affairs.

GRAPH OF VACANCY RATES BY MARKET AREA



Number of Multi-Family Units

Census 2000 Data

Market Area	Number of Units
Alamosa	886
Aspen *	2,685
Buena Vista	182
Canon City	1,315
Colorado Springs	46,313
Durango	1,867
Eagle County *	9,335
Fort Collins	16,163
Fort Morgan	802
Glenwood Springs	1,253
Grand Junction	5,083
Greeley	9,340
Gunnison	896
Lake County	460
Loveland	4,164
Montrose	1,142
Pueblo	9,548
Salida	479
Sterling	1,019
Steamboat Springs *	3,284
Summit County *	14,231

Source:

2000 Census of Housing, General Housing Characteristics,

Colorado. (Data includes rental and owneroccupied multifamily housing.

For the identified markets(*) this will include condominiums used as second homes)

**Vacancy Rates During the Current Quarter
Cumulative Totals**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225					2	0.0%		2	0.0%		3	0.0%								7	0.0%	
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300		71	0.0%																	71	0.0%	
\$301 to \$325																						
\$326 to \$350		13	0.0%		115	0.0%														128	0.0%	
\$351 to \$375					2	0.0%		1	0.0%											3	0.0%	
\$376 to \$400					1	0.0%														1	0.0%	
\$401 to \$425																						
\$426 to \$450		2	0.0%		51	0.0%														53	0.0%	
\$451 to \$475	1	2	50.0%		19	0.0%													1	21	4.8%	
\$476 to \$500				1	144	0.7%													1	144	0.7%	
\$501 to \$525					7	0.0%														7	0.0%	
\$526 to \$550					2	0.0%			8	0.0%										10	0.0%	
\$551 to \$575																						
\$576 to \$600		3	0.0%		3	0.0%		43	0.0%	1	33	3.0%								1	82	1.2%
\$601 to \$625		12	0.0%	11	243	4.5%			74	0.0%									11	329	3.3%	
\$626 to \$650	1	43	2.3%	2	63	3.2%							5	0.0%					3	111	2.7%	
\$651 to \$675		1	0.0%		59	0.0%														60	0.0%	
\$676 to \$700	3	204	1.5%	1	53	1.9%		1	27	3.7%									5	284	1.8%	
\$701 to \$725					1	124	0.8%	8	158	5.1%										18	381	4.7%
\$726 to \$750		7	59	11.9%	1	125	0.8%	4	108	3.7%	2	40	5.0%				14	0.0%	5	253	2.0%	
\$751 to \$775					4	260	1.5%		68	0.0%				15	0.0%				11	578	1.9%	
\$776 to \$800		60	0.0%	4	170	2.4%		40	0.0%										4	271	1.5%	
\$801 to \$825	3	213	1.4%		18	0.0%	3	167	1.8%		9	0.0%							6	407	1.5%	
\$826 to \$850		3	0.0%	10	351	2.8%		113	0.0%	7	49	14.3%					58	0.0%	17	574	3.0%	
\$851 to \$875				19	558	3.4%		5	37	13.5%				1	0.0%				24	626	3.8%	
\$876 to \$900	3	115	2.6%	23	560	4.1%	1	58	1.7%		61	0.0%				23	0.0%	27	817	3.3%		
\$901 to \$925	2	15	13.3%	36	946	3.8%		78	0.0%	1	62	1.6%	1	56	1.8%		7	0.0%	40	1164	3.4%	
\$926 to \$950	5	89	5.6%	8	320	2.5%		27	556	4.9%	1	40	2.5%		49	0.0%			41	1054	3.9%	
\$951 to \$975	1	10	10.0%	40	563	7.1%		11	325	3.4%				1	38	2.6%			53	977	5.4%	
\$976 to \$1000	2	69	2.9%	9	299	3.0%		35	443	7.9%		1	0.0%						46	812	5.7%	
\$1001 to \$1025	7	24	29.2%	37	585	6.3%	4	193	2.1%				4	24	0.0%				48	826	5.8%	
\$1026 to \$1050	1	49	2.0%	4	291	1.4%	11	322	3.4%	1	64	1.6%	4	64	6.3%				21	790	2.7%	
\$1051 to \$1075		7	0.0%	5	360	1.4%	3	173	1.7%					3	0.0%				8	543	1.5%	
\$1076 to \$1100				22	622	3.5%	3	289	1.0%	13	409	3.2%		33	0.0%				38	1353	2.8%	
\$1101 to \$1125	2	88	2.3%	19	427	4.4%	38	500	7.6%	9	158	5.7%					16	0.0%	68	1189	5.7%	
\$1126 to \$1150		38	0.0%	32	525	6.1%	5	113	4.4%	1	24	4.2%		8	0.0%				38	708	5.4%	
\$1151 to \$1175		13	0.0%	5	161	3.1%	7	197	3.6%					8	0.0%		6	50	12.0%	18	429	4.2%
\$1176 to \$1200				9	279	3.2%	15	178	8.4%		26	0.0%	3	12	25.0%		6	0.0%	27	501	5.4%	
\$1201 to \$1225				15	374	4.0%	26	359	7.2%	7	281	2.5%							48	1014	4.7%	
\$1226 to \$1250	4	159	2.5%	18	424	4.2%	20	363	5.5%	7	188	3.7%	4	123	3.3%				53	1268	4.2%	
\$1251 to \$1275		14	0.0%	21	573	3.7%	13	221	5.9%	5	153	3.3%							39	961	4.1%	
\$1276 to \$1300				3	350	0.9%	10	311	3.2%	27	339	8.0%		63	0.0%				40	1063	3.8%	
\$1301 to \$1325				21	771	2.7%	6	164	3.7%	16	291	5.5%	1	36	2.8%				44	1262	3.5%	
\$1326 to \$1350				46	677	6.8%	4	70	5.7%	35	550	6.4%		59	0.0%				85	1406	6.0%	
\$1351 to \$1375		15	0.0%	57	1023	5.6%	2	347	0.6%	14	656	2.1%					1	0.0%	73	2042	3.6%	
\$1376 to \$1400				7	292	2.4%	20	107	18.7%	70	566	12.4%	3	154	1.9%				100	1119	8.9%	
\$1401 to \$1425				21	664	3.2%	1	80	1.3%	27	700	3.9%	1	51	2.0%		8	72	11.1%	58	1567	3.7%
\$1426 to \$1450				7	122	5.7%	36	548	6.6%	31	561	5.5%	3	12	25.0%				77	1243	6.2%	
\$1451 to \$1475				10	294	3.4%	4	88	4.5%	7	138	5.1%							21	520	4.0%	
\$1476 to \$1400				45	0.0%				27	454	5.9%	2	46	4.3%					29	545	5.3%	
\$1501 to \$1525				3	152	2.0%	5	128	3.9%	16	202	7.9%		24	0.0%				24	534	4.5%	
\$1526 to \$1550				1	47	2.1%	6	54	11.1%	36	649	5.5%				1	13	7.7%	44	763	5.8%	
\$1551 to \$1575							5	92	5.4%	9	364	2.5%	1	57	1.8%				15	513	2.9%	
\$1576 to \$1500								36	0.0%	9	600	1.5%	1	86	1.2%			15	0.0%	10	737	1.4%
\$1601 to \$1625								6	0.0%	17	443	3.8%	5	83	6.0%				22	532	4.1%	
\$1626 to \$1650										6	323	1.9%	8	38	21.1%		1	0.0%	14	362	3.9%	
\$1651 to \$1675										11	340	3.2%	3	66	4.5%				14	406	3.4%	
\$1676 to \$1600										30	494	6.1%	5	75	6.7%		1	0.0%	35	570	6.1%	
\$1701 to \$1725										3	83	3.6%	7	58	12.1%				10	141	7.1%	
\$1726 to \$1750										3	98	3.1%	1	31	3.2%				4	129	3.1%	
\$1751 to \$1775										7	234	3.0%	14	252	5.6%		3	52	5.8%	24	538	4.5%
\$1776 to \$1800										4	250	1.6%		73	0.0%				4	323	1.2%	
\$1801 to \$1825																	1	24	4.2%	1	24	4.2%
\$1826 to \$1850								1	0.0%		4	0.0%	3	59	5.1%				3	64	4.7%	
\$1851 to \$1875																			15	0.0%	15	0.0%
\$1876 to \$1900										23	141	16.3%		3	0.0%				23	144	16.0%	
\$1901 to \$1925														27	0.0%					27	0.0%	
\$1926 to \$1950								24	0.0%				1	95	1.1%				1	119	0.8%	
\$1951 to \$1975		5	15	33.3%						1	16	6.3%		5	159	3.1%			11	190	5.8%	
\$1976 to \$2000														22	0.0%					22	0.0%	
\$2000 and up														48	0.0%					2	60	3.3%
TOTALS	54	1631	3.3%	533	14116																	

**Vacancy Rates During the Current Quarter
Colorado Springs**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550					2	0.0%														2	0.0%	
\$551 to \$575																						
\$576 to \$600										1	33	3.0%							1	33	3.0%	
\$601 to \$625									4	0.0%										4	0.0%	
\$626 to \$650															5	0.0%				11	0.0%	
\$651 to \$675																						
\$676 to \$700																				9	0.0%	
\$701 to \$725																				7	59	11.9%
\$726 to \$750																					13	0.0%
\$751 to \$775																				6	219	2.7%
\$776 to \$800																				60	32	0.0%
\$801 to \$825																				3	213	1.4%
\$826 to \$850																				3	10	0.0%
\$851 to \$875																				19	558	3.4%
\$876 to \$900																				22	502	4.4%
\$901 to \$925																				36	946	3.8%
\$926 to \$950																				4	63	6.3%
\$951 to \$975																				20	212	3.3%
\$976 to \$1000																				11	325	3.4%
\$1001 to 1025																				29	374	7.8%
\$1026 to 1050																				4	193	2.1%
\$1051 to 1075																				11	321	3.4%
\$1076 to 1100																				5	246	2.0%
\$1101 to 1125																				20	332	6.0%
\$1126 to 1150																				3	188	1.6%
\$1151 to 1175																				13	408	4.7%
\$1176 to 1200																				32	321	10.0%
\$1201 to 1225																				5	112	4.5%
\$1226 to 1250																				7	176	4.4%
\$1251 to 1275																				4	119	3.4%
\$1276 to 1300																				8	263	3.0%
\$1301 to 1325																				23	243	9.5%
\$1326 to 1350																				6	188	3.2%
\$1351 to 1375																				1	32	3.1%
\$1376 to 1400																				24	310	7.7%
\$1401 to 1425																				1	109	0.9%
\$1426 to 1450																				2	176	1.1%
\$1451 to 1475																				1	115	0.9%
\$1476 to 1400																				8	72	11.1%
\$1501 to 1525																				9	342	2.6%
\$1526 to 1550																				18	257	7.0%
\$1551 to 1575																				7	112	6.3%
\$1576 to 1500																				27	380	7.1%
\$1601 to 1625																				16	202	7.9%
\$1626 to 1650																				6	54	11.1%
\$1651 to 1675																				1	56	1.8%
\$1676 to 1600																				36	0.0%	
\$1701 to 1725																				4	320	1.3%
\$1726 to 1750																				11	323	3.4%
\$1751 to 1775																				5	282	1.8%
\$1776 to 1800																				8	36	22.2%
\$1801 to 1825																				11	340	3.2%
\$1826 to 1850																				3	63	4.8%
\$1851 to 1875																				5	73	6.8%
\$1876 to 1900																				30	494	6.1%
\$1901 to 1926																				5	49	10.2%
\$1926 to 1950																				1	28	3.6%
\$1951 to 1975																				7	234	3.0%
\$1976 to 2000																				4	250	1.6%
\$2000 and up																				36	0.0%	
TOTALS	39	1180	3.3%	429	9832	4.4%	203	4234	4.8%	296	6191	4.8%	36	959	3.8%	17	240	7.1%	1020	22636	4.5%	

Data is only for buildings with a Certificate of Occupancy. Rents are calculated as if units are unfurnished.

**Vacancy Rates During the Current Quarter
Colorado Springs - Northwest**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total							
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent					
\$000 to \$225																										
\$226 to \$250																										
\$251 to \$275																										
\$276 to \$300																										
\$301 to \$325																										
\$326 to \$350																										
\$351 to \$375																										
\$376 to \$400																										
\$401 to \$425																										
\$426 to \$450																										
\$451 to \$475																										
\$476 to \$500																										
\$501 to \$525						2 0.0%														2 0.0%						
\$526 to \$550																										
\$551 to \$575																										
\$576 to \$600																										
\$601 to \$625									4 0.0%												4 0.0%					
\$626 to \$650																										
\$651 to \$675																										
\$676 to \$700																										
\$701 to \$725																										
\$726 to \$750																										
\$751 to \$775		3	0.0%																		3 0.0%					
\$776 to \$800																										
\$801 to \$825																										
\$826 to \$850							2 21 9.5%													2 21 9.5%						
\$851 to \$875																23 0.0%				23 0.0%						
\$876 to \$900																										
\$901 to \$925					3 57 5.3%															3 57 5.3%						
\$926 to \$950		3	0.0%																		3 0.0%					
\$951 to \$975																										
\$976 to \$1000								1 0.0%		1 0.0%											2 0.0%					
\$1001 to 1025																										
\$1026 to 1050																										
\$1051 to 1075																										
\$1076 to 1100									28 0.0%												28 0.0%					
\$1101 to 1125					10 120 8.3%															10 120 8.3%						
\$1126 to 1150		12	0.0%																	12 0.0%						
\$1151 to 1175					4 108 3.7%				1 0.0%											4 108 3.7%						
\$1176 to 1200						62 0.0%															62 0.0%					
\$1201 to 1225																										
\$1226 to 1250																										
\$1251 to 1275																										
\$1276 to 1300														3 0.0%							3 0.0%					
\$1301 to 1325					4 102 3.9%																4 102 3.9%					
\$1326 to 1350					17 134 12.7%																17 134 12.7%					
\$1351 to 1375		15	0.0%		6 109 5.5%			1 132 0.8%		1 108 0.9%											8 364 2.2%					
\$1376 to 1400										56 0.0%											56 0.0%					
\$1401 to 1425																										
\$1426 to 1450																										
\$1451 to 1475					3 38 7.9%																3 38 7.9%					
\$1476 to 1400						45 0.0%				18 96 18.8%											18 141 12.8%					
\$1501 to 1525																										
\$1526 to 1550					1 29 3.4%					19 112 17.0%											20 141 14.2%					
\$1551 to 1575																										
\$1576 to 1500									36 0.0%												36 0.0%					
\$1601 to 1625																										
\$1626 to 1650										2 130 1.5%											2 130 1.5%					
\$1651 to 1675										2 84 2.4%											2 84 2.4%					
\$1676 to 1600										144 0.0%				1 21 4.8%							1 165 0.6%					
\$1701 to 1725														1 12 8.3%							1 12 8.3%					
\$1726 to 1750																										
\$1751 to 1775																										
\$1776 to 1800										1 45 2.2%											1 45 2.2%					
\$1801 to 1825																										
\$1826 to 1850																										
\$1851 to 1875										4 0.0%											4 0.0%					
\$1876 to 1900																										
\$1901 to 1926																										
\$1926 to 1950																										
\$1951 to 1975																										
\$1976 to 2000															21 0.0%						21 0.0%					
\$2000 and up																										
TOTALS		33	0.0%		50	827	6.0%		1	202	0.5%		43	780	5.5%		2	57	3.5%		23	0.0%		96	1922	5.0%

Data is only for buildings with a Certificate of Occupancy. Rents are calculated as if units are unfurnished.

**Vacancy Rates During the Current Quarter
Colorado Springs - Northeast**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total					
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent			
\$000 to \$225																								
\$226 to \$250																								
\$251 to \$275																								
\$276 to \$300																								
\$301 to \$325																								
\$326 to \$350																								
\$351 to \$375																								
\$376 to \$400																								
\$401 to \$425																								
\$426 to \$450																								
\$451 to \$475																								
\$476 to \$500																								
\$501 to \$525																								
\$526 to \$550																								
\$551 to \$575																								
\$576 to \$600																								
\$601 to \$625																								
\$626 to \$650																								
\$651 to \$675																								
\$676 to \$700																								
\$701 to \$725																								
\$726 to \$750																								
\$751 to \$775					164	0.0%														164	0.0%			
\$776 to \$800																								
\$801 to \$825		59	0.0%																	59	0.0%			
\$826 to \$850					15	0.0%														15	0.0%			
\$851 to \$875					8	371	2.2%													8	371	2.2%		
\$876 to \$900																								
\$901 to \$925					13	274	4.7%		40	0.0%									13	314	4.1%			
\$926 to \$950						1	0.0%		18	0.0%										19	0.0%			
\$951 to \$975									3	188	1.6%								3	188	1.6%			
\$976 to \$1000		1	28	3.6%															1	28	3.6%			
\$1001 to 1025		7	24	29.2%		2	152	1.3%		1	98	1.0%							10	274	3.6%			
\$1026 to 1050			17	0.0%		1	143	0.7%		1	111	0.9%							2	271	0.7%			
\$1051 to 1075						2	200	1.0%											2	200	1.0%			
\$1076 to 1100						1	2	50.0%			80	0.0%		7	121	5.8%			8	203	3.9%			
\$1101 to 1125		2	88	2.3%															2	88	2.3%			
\$1126 to 1150			2	0.0%		17	235	7.2%			28	0.0%							17	265	6.4%			
\$1151 to 1175							13	0.0%												13	0.0%			
\$1176 to 1200																								
\$1201 to 1225						5	88	5.7%		6	140	4.3%							11	228	4.8%			
\$1226 to 1250										6	49	12.2%		7	176	4.0%			13	228	5.7%			
\$1251 to 1275											56	0.0%			17	0.0%		3		73	0.0%			
\$1276 to 1300							8	0.0%		1	40	2.5%			11	0.0%			1	59	1.7%			
\$1301 to 1325							2	0.0%						6	185	3.2%		1	26	7	213	3.3%		
\$1326 to 1350							22	209	10.5%		4	32	12.5%						26	241	10.8%			
\$1351 to 1375							27	341	7.9%						1	0.0%			27	342	7.9%			
\$1376 to 1400										4	27	14.8%		2	68	2.9%		80	6	175	3.4%			
\$1401 to 1425															4	0.0%		2		6	0.0%			
\$1426 to 1450														2	113	1.8%			2	113	1.8%			
\$1451 to 1475						1	100	1.0%			5	80	6.3%						6	180	3.3%			
\$1476 to 1400												120	0.0%							120	0.0%			
\$1501 to 1525																								
\$1526 to 1550															1	0.0%				1	0.0%			
\$1551 to 1575															2	0.0%				2	0.0%			
\$1576 to 1500														2	150	1.3%		9	2	159	1.3%			
\$1601 to 1625															3	0.0%				3	0.0%			
\$1626 to 1650																								
\$1651 to 1675																								
\$1676 to 1600														16	120	13.3%			16	120	13.3%			
\$1701 to 1725																		1	16	1	16	6.3%		
\$1726 to 1750																								
\$1751 to 1775																								
\$1776 to 1800																		24		24	0.0%			
\$1801 to 1825																								
\$1826 to 1850																								
\$1851 to 1875																								
\$1876 to 1900														23	141	16.3%			23	141	16.3%			
\$1901 to 1926																								
\$1926 to 1950																								
\$1951 to 1975																								
\$1976 to 2000																								
\$2000 and up																				12	0.0%			
TOTALS		10	218	4.6%		99	2318	4.3%		26	907	2.9%		70	1313	5.3%		2	172	1.2%		207	4928	4.2%

Data is only for buildings with a Certificate of Occupancy. Rents are calculated as if units are unfurnished.

**Vacancy Rates During the Current Quarter
Colorado Springs - Far Northeast**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550																							
\$551 to \$575																							
\$576 to \$600																							
\$601 to \$625																							
\$626 to \$650																							
\$651 to \$675																							
\$676 to \$700		9	0.0%																	9	0.0%		
\$701 to \$725																							
\$726 to \$750																							
\$751 to \$775																							
\$776 to \$800																							
\$801 to \$825	1	102	1.0%																1	102	1.0%		
\$826 to \$850				3	90	3.3%													3	90	3.3%		
\$851 to \$875				7	60	11.7%													7	60	11.7%		
\$876 to \$900				3	87	3.4%													3	87	3.4%		
\$901 to \$925				13	293	4.4%													13	293	4.4%		
\$926 to \$950					64	0.0%	5	108	4.6%										5	172	2.9%		
\$951 to \$975				24	216	11.1%													24	216	11.1%		
\$976 to \$1000	1		0.0%	5	121	4.1%	3	115	2.6%										8	237	3.4%		
\$1001 to 1025								11	0.0%											11	0.0%		
\$1026 to 1050					8	0.0%														8	0.0%		
\$1051 to 1075							2	24	8.3%										2	24	8.3%		
\$1076 to 1100				2	114	1.8%													2	114	1.8%		
\$1101 to 1125				2	68	2.9%													2	68	2.9%		
\$1126 to 1150				9	136	6.6%				1	24	4.2%				6	50	12.0%	10	160	6.3%		
\$1151 to 1175								3	54	5.6%									9	104	8.7%		
\$1176 to 1200								11	96	11.5%									11	96	11.5%		
\$1201 to 1225								6	47	12.8%									6	47	12.8%		
\$1226 to 1250		52	0.0%				13	132	9.8%										13	184	7.1%		
\$1251 to 1275				12	299	4.0%													12	299	4.0%		
\$1276 to 1300				3	114	2.6%		1	0.0%	6	92	6.5%							9	207	4.3%		
\$1301 to 1325				6	246	2.4%		8	0.0%										6	254	2.4%		
\$1326 to 1350				2	130	1.5%		38	0.0%	24	310	7.7%							26	478	5.4%		
\$1351 to 1375				4	117	3.4%													4	117	3.4%		
\$1376 to 1400				6	70	8.6%							1	16	6.3%				7	86	8.1%		
\$1401 to 1425				14	504	2.8%		52	0.0%	6	126	4.8%				8	72	11.1%	28	754	3.7%		
\$1426 to 1450										16	144	11.1%							16	144	11.1%		
\$1451 to 1475										8	104	7.7%							8	104	7.7%		
\$1476 to 1400																							
\$1501 to 1525				3	152	2.0%				15	70	21.4%							18	222	8.1%		
\$1526 to 1550																							
\$1551 to 1575							1	56	1.8%										1	56	1.8%		
\$1576 to 1500										2	170	1.2%							2	170	1.2%		
\$1601 to 1625										11	320	3.4%	3	44	6.8%				14	364	3.8%		
\$1626 to 1650										3	152	2.0%	8	24	33.3%				11	176	6.3%		
\$1651 to 1675													3	63	4.8%				3	63	4.8%		
\$1676 to 1600													4	16	25.0%				4	16	25.0%		
\$1701 to 1725													3	21	14.3%				3	21	14.3%		
\$1726 to 1750										3	90	3.3%	1	4	25.0%				4	94	4.3%		
\$1751 to 1775										2	120	1.7%				50	0.0%	2	16	12.5%	4	186	2.2%
\$1776 to 1800										3	205	1.5%				12	0.0%				3	217	1.4%
\$1801 to 1825																21	0.0%				21	0.0%	
\$1826 to 1850																15	0.0%				15	0.0%	
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																15	0.0%				15	0.0%	
\$1926 to 1950													1	39	2.6%				1	39	2.6%		
\$1951 to 1975													2	36	5.6%				2	36	5.6%		
\$1976 to 2000																							
\$2000 and up																							
TOTALS	1	164	0.6%	118	2889	4.1%	44	742	5.9%	100	1927	5.2%	26	376	6.9%	16	138	11.6%	305	6236	4.9%		

Data is only for buildings with a Certificate of Occupancy. Rents are calculated as if units are unfurnished.

**Vacancy Rates During the Current Quarter
Colorado Springs - Southeast**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725																					
\$726 to \$750																					
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825	2	52	3.8%																2	52	3.8%
\$826 to \$850				2	52	3.8%													2	52	3.8%
\$851 to \$875																					
\$876 to \$900		64	0.0%	19	415	4.6%													19	479	4.0%
\$901 to \$925				4	124	3.2%									7	0.0%			4	131	3.1%
\$926 to \$950		48	0.0%																48	48	0.0%
\$951 to \$975				16	292	5.5%	1	11	9.1%									17	303	5.6%	
\$976 to \$1000					88	0.0%		48	0.0%										136	136	0.0%
\$1001 to 1025							3	84	3.6%										3	84	3.6%
\$1026 to 1050							6	192	3.1%										6	192	3.1%
\$1051 to 1075																					
\$1076 to 1100				16	176	9.1%	3	80	3.8%	6	288	2.1%							25	544	4.6%
\$1101 to 1125										4	124	3.2%							4	124	3.2%
\$1126 to 1150		24	0.0%																24	24	0.0%
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225										4	168	2.4%							4	168	2.4%
\$1226 to 1250				4	92	4.3%													4	92	4.3%
\$1251 to 1275					72	0.0%														72	0.0%
\$1276 to 1300							1	32	3.1%										1	32	3.1%
\$1301 to 1325							1	10	10.0%					6	0.0%				1	16	6.3%
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400											28	0.0%								28	0.0%
\$1401 to 1425													1	10	10.0%				1	10	10.0%
\$1426 to 1450							1	44	2.3%										1	44	2.3%
\$1451 to 1475							1	24	4.2%	2	32	6.3%							3	56	5.4%
\$1476 to 1400																					
\$1501 to 1525																28	0.0%			28	0.0%
\$1526 to 1550										8	188	4.3%							8	188	4.3%
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600														20	0.0%					20	0.0%
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775													4	56	7.1%				4	56	7.1%
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	2	188	1.1%	61	1311	4.7%	17	525	3.2%	24	828	2.9%	5	92	5.4%		35	0.0%	109	2979	3.7%

Data is only for buildings with a Certificate of Occupancy. Rents are calculated as if units are unfurnished.

**Vacancy Rates During the Current Quarter
Colorado Springs - Southwest**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475																					
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600																					
\$601 to \$625																					
\$626 to \$650																					
\$651 to \$675																					
\$676 to \$700																					
\$701 to \$725	6	45	13.3%																6	45	13.3%
\$726 to \$750																					
\$751 to \$775	6	216	2.8%			28	0.0%												6	244	2.5%
\$776 to \$800																					
\$801 to \$825									33	0.0%										33	0.0%
\$826 to \$850				4	74	5.4%													4	74	5.4%
\$851 to \$875				1	72	1.4%													1	72	1.4%
\$876 to \$900	3	30	10.0%																3	30	10.0%
\$901 to \$925	2	15	13.3%		160	0.0%													2	175	1.1%
\$926 to \$950				2	99	2.0%													2	99	2.0%
\$951 to \$975	1	10	10.0%					5	106	4.7%								6	116	5.2%	
\$976 to \$1000	1	40	2.5%					25	189	13.2%								26	229	11.4%	
\$1001 to 1025				6	99	6.1%													6	99	6.1%
\$1026 to 1050	1	32	3.1%	3	24	12.5%		4	18	22.2%								8	74	10.8%	
\$1051 to 1075									116	0.0%				2	0.0%				118	0.0%	
\$1076 to 1100																					
\$1101 to 1125								14	145	9.7%									14	145	9.7%
\$1126 to 1150				1	54	1.9%													1	54	1.9%
\$1151 to 1175				1	40	2.5%													1	40	2.5%
\$1176 to 1200											13	0.0%							13	0.0%	
\$1201 to 1225					108	0.0%														108	0.0%
\$1226 to 1250					56	0.0%														56	0.0%
\$1251 to 1275				8	146	5.5%		1	51	2.0%									9	197	4.6%
\$1276 to 1300								6	190	3.2%									6	190	3.2%
\$1301 to 1325				9	88	10.2%					3	0.0%							9	91	9.9%
\$1326 to 1350				4	68	5.9%													4	68	5.9%
\$1351 to 1375				9	172	5.2%													9	172	5.2%
\$1376 to 1400				1	104	1.0%		1	16	6.3%		24	0.0%		16	0.0%			2	160	1.3%
\$1401 to 1425											3	212	1.4%		39	0.0%			3	251	1.2%
\$1426 to 1450								2	156	1.3%									2	156	1.3%
\$1451 to 1475								3	64	4.7%									3	64	4.7%
\$1476 to 1400																					
\$1501 to 1525											1	132	0.8%		24	0.0%			1	156	0.6%
\$1526 to 1550								6	54	11.1%		2	76	2.6%					8	130	6.2%
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625															32	0.0%				32	0.0%
\$1626 to 1650															12	0.0%				12	0.0%
\$1651 to 1675											5	184	2.7%		12	0.0%			5	184	2.7%
\$1676 to 1600											12	65	18.5%		16	0.0%			12	81	14.8%
\$1701 to 1725																					
\$1726 to 1750															24	0.0%				24	0.0%
\$1751 to 1775											5	114	4.4%						5	114	4.4%
\$1776 to 1800																					
\$1801 to 1825																	8	0.0%		8	0.0%
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950											1	16	6.3%						1	16	6.3%
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	20	388	5.2%	49	1392	3.5%	67	1138	5.9%	29	839	3.5%	177	0.0%	8	0.0%	165	3942	4.2%		

Data is only for buildings with a Certificate of Occupancy. Rents are calculated as if units are unfurnished.

**Vacancy Rates During the Current Quarter
Security / Widefield / Fountain**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550																							
\$551 to \$575																							
\$576 to \$600										1	33	3.0%							1	33	3.0%		
\$601 to \$625																							
\$626 to \$650														5	0.0%					5	0.0%		
\$651 to \$675																							
\$676 to \$700																							
\$701 to \$725																							
\$726 to \$750						11	0.0%													11	0.0%		
\$751 to \$775						38	0.0%													38	0.0%		
\$776 to \$800						32	0.0%													32	0.0%		
\$801 to \$825																							
\$826 to \$850																							
\$851 to \$875																							
\$876 to \$900																							
\$901 to \$925																							
\$926 to \$950								15	233	6.4%									15	233	6.4%		
\$951 to \$975									10	0.0%										10	0.0%		
\$976 to \$1000																							
\$1001 to 1025					2	54	3.7%													2	54	3.7%	
\$1026 to 1050																							
\$1051 to 1075																							
\$1076 to 1100																							
\$1101 to 1125																							
\$1126 to 1150								5	84	6.0%									5	84	6.0%		
\$1151 to 1175																							
\$1176 to 1200																							
\$1201 to 1225																							
\$1226 to 1250		1	60	1.7%																1	60	1.7%	
\$1251 to 1275																							
\$1276 to 1300																							
\$1301 to 1325																							
\$1326 to 1350																							
\$1351 to 1375																							
\$1376 to 1400					4	96	4.2%													4	96	4.2%	
\$1401 to 1425																							
\$1426 to 1450																							
\$1451 to 1475																							
\$1476 to 1400																							
\$1501 to 1525								1	80	1.3%										1	80	1.3%	
\$1526 to 1550																							
\$1551 to 1575																							
\$1576 to 1500																							
\$1601 to 1625																							
\$1626 to 1650																							
\$1651 to 1675																							
\$1676 to 1600										3	64	4.7%								3	64	4.7%	
\$1701 to 1725																							
\$1726 to 1750																							
\$1751 to 1775																							
\$1776 to 1800														24	0.0%		1	36	2.8%		1	60	1.7%
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
TOTALS		1	60	1.7%	6	231	2.6%	21	407	5.2%	4	97	4.1%	29	0.0%	1	36	2.8%	33	860	3.8%		

Data is only for buildings with a Certificate of Occupancy. Rents are calculated as if units are unfurnished.

**Vacancy Rates During the Current Quarter
Colorado Springs - Central**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550																							
\$551 to \$575																							
\$576 to \$600																							
\$601 to \$625																							
\$626 to \$650		6	0.0%																	6	0.0%		
\$651 to \$675																							
\$676 to \$700																							
\$701 to \$725	1	14	7.1%																	1	14	7.1%	
\$726 to \$750					2	0.0%															2	0.0%	
\$751 to \$775																							
\$776 to \$800		60	0.0%																		60	0.0%	
\$801 to \$825								1	0.0%												1	0.0%	
\$826 to \$850		3	0.0%	1	84	1.2%															1	87	1.1%
\$851 to \$875				1	34	2.9%			1	0.0%											1	35	2.9%
\$876 to \$900		21	0.0%						1	0.0%												22	0.0%
\$901 to \$925				3	38	7.9%															3	38	7.9%
\$926 to \$950				5	48	10.4%															9	60	15.0%
\$951 to \$975	4	12	33.3%		49	0.0%			2	10	20.0%										2	59	3.4%
\$976 to \$1000									1	21	4.8%										1	21	4.8%
\$1001 to 1025				24	156	15.4%															24	156	15.4%
\$1026 to 1050																							
\$1051 to 1075				3	46	6.5%			1	33	3.0%			1	0.0%						4	80	5.0%
\$1076 to 1100				1	40	2.5%															1	40	2.5%
\$1101 to 1125				7	220	3.2%			18	176	10.2%		5	34	14.7%						30	430	7.0%
\$1126 to 1150																							
\$1151 to 1175		13	0.0%							19	0.0%											32	0.0%
\$1176 to 1200									2	24	8.3%										2	24	8.3%
\$1201 to 1225																							
\$1226 to 1250																							
\$1251 to 1275					11	0.0%			3	12	25.0%			1	29	3.4%					3	23	13.0%
\$1276 to 1300													17	140	12.1%						17	140	12.1%
\$1301 to 1325																							
\$1326 to 1350				1	136	0.7%															1	136	0.7%
\$1351 to 1375																							
\$1376 to 1400														3	0.0%						3	0.0%	
\$1401 to 1425																							
\$1426 to 1450								15	0.0%												15	0.0%	
\$1451 to 1475																							
\$1476 to 1400										1	60	1.7%									1	60	1.7%
\$1501 to 1525																							
\$1526 to 1550																							
\$1551 to 1575																							
\$1576 to 1500																							
\$1601 to 1625																							
\$1626 to 1650																							
\$1651 to 1675													1	8	12.5%						1	8	12.5%
\$1676 to 1600													2	165	1.2%						2	165	1.2%
\$1701 to 1725																							
\$1726 to 1750																							
\$1751 to 1775																							
\$1776 to 1800																							
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900															1	0.0%					1	0.0%	
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000															22	0.0%					22	0.0%	
\$2000 and up																							
TOTALS	5	129	3.9%	46	864	5.3%	27	313	8.6%	26	407	6.4%	1	56	1.8%					105	1769	5.9%	

Data is only for buildings with a Certificate of Occupancy. Rents are calculated as if units are unfurnished.

**Vacancy Rates During the Current Quarter
Fort Collins / Loveland**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700	2	64	3.1%																2	64	3.1%	
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800					16	0.0%														16	0.0%	
\$801 to \$825																						
\$826 to \$850					34	0.0%		1	0.0%											35	0.0%	
\$851 to \$875								1	0.0%											1	0.0%	
\$876 to \$900																						
\$901 to \$925								4	66	6.1%									5	92	5.4%	
\$926 to \$950	1	26	3.8%		6	0.0%			9	0.0%									6	0.0%		
\$951 to \$975																			9	0.0%		
\$976 to \$1000																						
\$1001 to 1025					40	0.0%														40	0.0%	
\$1026 to 1050					52	0.0%		1	0.0%											53	0.0%	
\$1051 to 1075					114	0.0%														114	0.0%	
\$1076 to 1100					189	0.0%														189	0.0%	
\$1101 to 1125					19	0.0%	3	101	3.0%										3	120	2.5%	
\$1126 to 1150				5	52	9.6%		1	0.0%										5	53	9.4%	
\$1151 to 1175							4	123	3.3%										4	123	3.3%	
\$1176 to 1200					25	0.0%														25	0.0%	
\$1201 to 1225							2	52	3.8%										2	52	3.8%	
\$1226 to 1250	3	47	6.4%	12	156	7.7%	1	182	0.5%				3	91	3.3%				19	476	4.0%	
\$1251 to 1275		14	0.0%	1	45	2.2%	9	102	8.8%		8	0.0%							10	169	5.9%	
\$1276 to 1300					228	0.0%				10	0.0%		60	0.0%						298	0.0%	
\$1301 to 1325				2	333	0.6%	5	146	3.4%	10	103	9.7%							17	582	2.9%	
\$1326 to 1350																			1	0.0%		
\$1351 to 1375				7	188	3.7%	1	191	0.5%	5	315	1.6%				1	0.0%		13	695	1.9%	
\$1376 to 1400					118	0.0%	15	64	23.4%	58	210	27.6%							73	392	18.6%	
\$1401 to 1425				7	160	4.4%	1	28	3.6%	1	202	0.5%							9	390	2.3%	
\$1426 to 1450				7	122	5.7%	33	333	9.9%	4	180	2.2%							44	635	6.9%	
\$1451 to 1475				6	156	3.8%				2	0.0%								6	158	3.8%	
\$1476 to 1400										74	0.0%		2	46	4.3%				2	120	1.7%	
\$1501 to 1525							4	48	8.3%										4	48	8.3%	
\$1526 to 1550										7	272	2.6%				1	13	7.7%	8	285	2.8%	
\$1551 to 1575							4	36	11.1%		9	362	2.5%		1	0.0%			13	399	3.3%	
\$1576 to 1500										5	280	1.8%		1	33	3.0%		15	0.0%	6	328	1.8%
\$1601 to 1625								6	0.0%		6	120	5.0%		5	0.0%			6	131	4.6%	
\$1626 to 1650										1	41	2.4%		2	0.0%				1	43	2.3%	
\$1651 to 1675														3	0.0%				3	0.0%		
\$1676 to 1600														2	0.0%		1	0.0%	3	0.0%		
\$1701 to 1725											3	83	3.6%		1	1	100.0%		4	84	4.8%	
\$1726 to 1750															3	0.0%			3	0.0%		
\$1751 to 1775														10	122	8.2%			10	122	8.2%	
\$1776 to 1800															37	0.0%				37	0.0%	
\$1801 to 1825																	1	16	6.3%	1	16	6.3%
\$1826 to 1850								1	0.0%					3	38	7.9%			3	39	7.7%	
\$1851 to 1875																						
\$1876 to 1900														2	0.0%				2	0.0%		
\$1901 to 1926														16	0.0%					16	0.0%	
\$1926 to 1950																						
\$1951 to 1975														36	0.0%					36	0.0%	
\$1976 to 2000																						
\$2000 and up																						
TOTALS	6	151	4.0%	47	2053	2.3%	86	1492	5.8%	109	2262	4.8%	23	613	3.8%	2	46	4.3%	273	6617	4.1%	

Data is only for buildings with a Certificate of Occupancy. Rents are calculated as if units are unfurnished.

**Vacancy Rates During the Current Quarter
Fort Collins**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total							
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent					
\$000 to \$225																										
\$226 to \$250																										
\$251 to \$275																										
\$276 to \$300																										
\$301 to \$325																										
\$326 to \$350																										
\$351 to \$375																										
\$376 to \$400																										
\$401 to \$425																										
\$426 to \$450																										
\$451 to \$475																										
\$476 to \$500																										
\$501 to \$525																										
\$526 to \$550																										
\$551 to \$575																										
\$576 to \$600																										
\$601 to \$625																										
\$626 to \$650																										
\$651 to \$675																										
\$676 to \$700	2	64	3.1%																2	64	3.1%					
\$701 to \$725																										
\$726 to \$750																										
\$751 to \$775																										
\$776 to \$800						16	0.0%														16	0.0%				
\$801 to \$825																										
\$826 to \$850						34	0.0%		1	0.0%											35	0.0%				
\$851 to \$875																										
\$876 to \$900																										
\$901 to \$925																										
\$926 to \$950	1	26	3.8%						4	66	6.1%										5	92	5.4%			
\$951 to \$975																										
\$976 to \$1000																										
\$1001 to 1025						40	0.0%															40	0.0%			
\$1026 to 1050						52	0.0%		1	0.0%												53	0.0%			
\$1051 to 1075						110	0.0%															110	0.0%			
\$1076 to 1100						185	0.0%															185	0.0%			
\$1101 to 1125									3	100	3.0%											3	100	3.0%		
\$1126 to 1150					5	52	9.6%			1	0.0%											5	53	9.4%		
\$1151 to 1175									4	123	3.3%											4	123	3.3%		
\$1176 to 1200						24	0.0%																24	0.0%		
\$1201 to 1225									2	52	3.8%												2	52	3.8%	
\$1226 to 1250						3	72	4.2%		1	180	0.6%				3	91	3.3%					10	390	2.6%	
\$1251 to 1275	3	47	6.4%		1	45	2.2%		9	102	8.8%												10	147	6.8%	
\$1276 to 1300						228	0.0%								60	0.0%								288	0.0%	
\$1301 to 1325						189	0.0%		5	146	3.4%	2	50	4.0%									7	385	1.8%	
\$1326 to 1350																							1	1	0.0%	
\$1351 to 1375					7	188	3.7%		1	191	0.5%	5	315	1.6%				1	0.0%				13	695	1.9%	
\$1376 to 1400						118	0.0%		15	64	23.4%												15	182	8.2%	
\$1401 to 1425					7	160	4.4%		1	28	3.6%	1	199	0.5%									9	387	2.3%	
\$1426 to 1450									33	333	9.9%		140	0.0%									33	473	7.0%	
\$1451 to 1475					3	24	12.5%																3	24	12.5%	
\$1476 to 1400														2	46	4.3%							2	46	4.3%	
\$1501 to 1525									3	24	12.5%												3	24	12.5%	
\$1526 to 1550												7	272	2.6%				1	13	7.7%				8	285	2.8%
\$1551 to 1575									4	36	11.1%		158	0.0%									4	194	2.1%	
\$1576 to 1500												4	178	2.2%	1	32	3.1%						5	210	2.4%	
\$1601 to 1625												6	120	5.0%									6	122	4.9%	
\$1626 to 1650													7	0.0%										7	7	0.0%
\$1651 to 1675																										
\$1676 to 1600																			1	0.0%				1	1	0.0%
\$1701 to 1725												3	83	3.6%									3	83	3.6%	
\$1726 to 1750																										
\$1751 to 1775															9	86	10.5%						9	86	10.5%	
\$1776 to 1800															37	0.0%								37	0.0%	
\$1801 to 1825																		1	16	6.3%				1	16	6.3%
\$1826 to 1850									1	0.0%													3	39	7.7%	
\$1851 to 1875															3	38	7.9%									
\$1876 to 1900																								2	2	0.0%
\$1901 to 1925																										
\$1926 to 1950																								16	16	0.0%
\$1951 to 1975															3	102	2.9%						3	102	2.9%	
\$1976 to 2000																										
\$2000 and up															36	0.0%								36	0.0%	
TOTALS	6	137	4.4%	26	1537	1.7%	85	1449	5.9%	28	1522	1.8%	21	549	3.8%	2	31	6.5%	168	5225	3.2%					

Data is only for buildings with a Certificate of Occupancy. Rents are calculated as if units are unfurnished.

**Vacancy Rates During the Current Quarter
Fort Collins - Northwest**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550																							
\$551 to \$575																							
\$576 to \$600																							
\$601 to \$625																							
\$626 to \$650																							
\$651 to \$675																							
\$676 to \$700	2	64	3.1%																2	64	3.1%		
\$701 to \$725																							
\$726 to \$750																							
\$751 to \$775																							
\$776 to \$800																							
\$801 to \$825																							
\$826 to \$850						34	0.0%													34	0.0%		
\$851 to \$875																							
\$876 to \$900																							
\$901 to \$925								4	66	6.1%									4	66	6.1%		
\$926 to \$950																							
\$951 to \$975																							
\$976 to \$1000																							
\$1001 to 1025						40	0.0%													40	0.0%		
\$1026 to 1050																							
\$1051 to 1075						110	0.0%													110	0.0%		
\$1076 to 1100																							
\$1101 to 1125								3	100	3.0%									3	100	3.0%		
\$1126 to 1150																							
\$1151 to 1175								4	123	3.3%									4	123	3.3%		
\$1176 to 1200																							
\$1201 to 1225																							
\$1226 to 1250																							
\$1251 to 1275								9	102	8.8%			3	91	3.3%				9	102	8.8%		
\$1276 to 1300													60	0.0%					60	0.0%			
\$1301 to 1325																							
\$1326 to 1350																							
\$1351 to 1375																1	0.0%			1	0.0%		
\$1376 to 1400																							
\$1401 to 1425																							
\$1426 to 1450								3	105	2.9%			36	0.0%					3	141	2.1%		
\$1451 to 1475																							
\$1476 to 1400																							
\$1501 to 1525																							
\$1526 to 1550																							
\$1551 to 1575																							
\$1576 to 1500																							
\$1601 to 1625																							
\$1626 to 1650																							
\$1651 to 1675																							
\$1676 to 1600																1	0.0%			1	0.0%		
\$1701 to 1725												3	0.0%							3	0.0%		
\$1726 to 1750																							
\$1751 to 1775																							
\$1776 to 1800																							
\$1801 to 1825																							
\$1826 to 1850								1	0.0%											1	0.0%		
\$1851 to 1875																							
\$1876 to 1900																2	0.0%			2	0.0%		
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000															3	102	2.9%			3	102	2.9%	
\$2000 and up																							
TOTALS	2	64	3.1%			184	0.0%	23	497	4.6%			39	0.0%	6	291	2.1%		2	0.0%	31	1077	2.9%

Data is only for buildings with a Certificate of Occupancy. Rents are calculated as if units are unfurnished.

**Vacancy Rates During the Current Quarter
Fort Collins - Northeast**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550																							
\$551 to \$575																							
\$576 to \$600																							
\$601 to \$625																							
\$626 to \$650																							
\$651 to \$675																							
\$676 to \$700																							
\$701 to \$725																							
\$726 to \$750																							
\$751 to \$775																							
\$776 to \$800																							
\$801 to \$825																							
\$826 to \$850																							
\$851 to \$875																							
\$876 to \$900																							
\$901 to \$925																							
\$926 to \$950																							
\$951 to \$975																							
\$976 to \$1000																							
\$1001 to 1025																							
\$1026 to 1050								1	0.0%											1	0.0%		
\$1051 to 1075																							
\$1076 to 1100					20	0.0%															20	0.0%	
\$1101 to 1125																							
\$1126 to 1150								1	0.0%												1	0.0%	
\$1151 to 1175																							
\$1176 to 1200																							
\$1201 to 1225																							
\$1226 to 1250																							
\$1251 to 1275																							
\$1276 to 1300																							
\$1301 to 1325											2	50	4.0%								2	50	4.0%
\$1326 to 1350																							
\$1351 to 1375																							
\$1376 to 1400																							
\$1401 to 1425																							
\$1426 to 1450																							
\$1451 to 1475																							
\$1476 to 1400																							
\$1501 to 1525																							
\$1526 to 1550																							
\$1551 to 1575																							
\$1576 to 1500																							
\$1601 to 1625														2	0.0%						2	0.0%	
\$1626 to 1650																							
\$1651 to 1675																							
\$1676 to 1600																							
\$1701 to 1725																							
\$1726 to 1750																							
\$1751 to 1775																							
\$1776 to 1800																							
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
TOTALS					20	0.0%		2	0.0%		2	50	4.0%		2	0.0%				2	74	2.7%	

Data is only for buildings with a Certificate of Occupancy. Rents are calculated as if units are unfurnished.

**Vacancy Rates During the Current Quarter
Fort Collins - Southeast**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850								1	0.0%											1	0.0%	
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925	1	26	3.8%																	1	26	3.8%
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025					52	0.0%															52	0.0%
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100					165	0.0%															165	0.0%
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225							2	52	3.8%											2	52	3.8%
\$1226 to 1250	3	47	6.4%				1	180	0.6%											4	227	1.8%
\$1251 to 1275				1	45	2.2%														1	45	2.2%
\$1276 to 1300					139	0.0%															139	0.0%
\$1301 to 1325					189	0.0%															189	0.0%
\$1326 to 1350																					1	0.0%
\$1351 to 1375				5	120	4.2%				5	315	1.6%		1	0.0%					11	626	1.8%
\$1376 to 1400																						
\$1401 to 1425					7	160	4.4%			1	199	0.5%								8	359	2.2%
\$1426 to 1450											104	0.0%									104	0.0%
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525							3	24	12.5%											3	24	12.5%
\$1526 to 1550										5	168	3.0%				1	13	7.7%		6	181	3.3%
\$1551 to 1575							4	36	11.1%											4	36	11.1%
\$1576 to 1500													1	32	3.1%					1	32	3.1%
\$1601 to 1625										6	120	5.0%								6	120	5.0%
\$1626 to 1650											7	0.0%									7	0.0%
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725										3	80	3.8%								3	80	3.8%
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850													3	38	7.9%					3	38	7.9%
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950														16	0.0%						16	0.0%
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	4	73	5.5%	13	870	1.5%	11	484	2.3%	20	993	2.0%	4	87	4.6%	1	13	7.7%	53	2520	2.1%	

Data is only for buildings with a Certificate of Occupancy. Rents are calculated as if units are unfurnished.

**Vacancy Rates During the Current Quarter
Fort Collins - Southwest**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total					
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent			
\$000 to \$225																								
\$226 to \$250																								
\$251 to \$275																								
\$276 to \$300																								
\$301 to \$325																								
\$326 to \$350																								
\$351 to \$375																								
\$376 to \$400																								
\$401 to \$425																								
\$426 to \$450																								
\$451 to \$475																								
\$476 to \$500																								
\$501 to \$525																								
\$526 to \$550																								
\$551 to \$575																								
\$576 to \$600																								
\$601 to \$625																								
\$626 to \$650																								
\$651 to \$675																								
\$676 to \$700																								
\$701 to \$725																								
\$726 to \$750																								
\$751 to \$775																								
\$776 to \$800						16	0.0%														16	0.0%		
\$801 to \$825																								
\$826 to \$850																								
\$851 to \$875																								
\$876 to \$900																								
\$901 to \$925																								
\$926 to \$950																								
\$951 to \$975																								
\$976 to \$1000																								
\$1001 to 1025																								
\$1026 to 1050																								
\$1051 to 1075																								
\$1076 to 1100																								
\$1101 to 1125						5	52	9.6%													5	52	9.6%	
\$1126 to 1150																								
\$1151 to 1175							24	0.0%														24	0.0%	
\$1176 to 1200																								
\$1201 to 1225																								
\$1226 to 1250						3	72	4.2%														3	72	4.2%
\$1251 to 1275																								
\$1276 to 1300							89	0.0%														89	0.0%	
\$1301 to 1325									5	146	3.4%											5	146	3.4%
\$1326 to 1350																								
\$1351 to 1375						2	68	2.9%														2	68	2.9%
\$1376 to 1400							118	0.0%	15	64	23.4%										15	182	8.2%	
\$1401 to 1425									1	28	3.6%											1	28	3.6%
\$1426 to 1450									30	228	13.2%											30	228	13.2%
\$1451 to 1475						3	24	12.5%														3	24	12.5%
\$1476 to 1400													2	46	4.3%							2	46	4.3%
\$1501 to 1525																								
\$1526 to 1550										2	104	1.9%										2	104	1.9%
\$1551 to 1575											158	0.0%											158	0.0%
\$1576 to 1500										4	178	2.2%										4	178	2.2%
\$1601 to 1625																								
\$1626 to 1650																								
\$1651 to 1675																								
\$1676 to 1600																								
\$1701 to 1725																								
\$1726 to 1750																								
\$1751 to 1775													9	86	10.5%							9	86	10.5%
\$1776 to 1800														37	0.0%								37	0.0%
\$1801 to 1825																1	16	6.3%				1	16	6.3%
\$1826 to 1850																								
\$1851 to 1875																								
\$1876 to 1900																								
\$1901 to 1926																								
\$1926 to 1950																								
\$1951 to 1975																								
\$1976 to 2000																								
\$2000 and up																								
TOTALS						13	463	2.8%	51	466	10.9%	6	440	1.4%	11	169	6.5%	1	16	6.3%	82	1554	5.3%	

Data is only for buildings with a Certificate of Occupancy. Rents are calculated as if units are unfurnished.

**Vacancy Rates During the Current Quarter
Loveland**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total						
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent				
\$000 to \$225																									
\$226 to \$250																									
\$251 to \$275																									
\$276 to \$300																									
\$301 to \$325																									
\$326 to \$350																									
\$351 to \$375																									
\$376 to \$400																									
\$401 to \$425																									
\$426 to \$450																									
\$451 to \$475																									
\$476 to \$500																									
\$501 to \$525																									
\$526 to \$550																									
\$551 to \$575																									
\$576 to \$600																									
\$601 to \$625																									
\$626 to \$650																									
\$651 to \$675																									
\$676 to \$700																									
\$701 to \$725																									
\$726 to \$750																									
\$751 to \$775																									
\$776 to \$800																									
\$801 to \$825																									
\$826 to \$850																									
\$851 to \$875																									
\$876 to \$900								1	0.0%												1	0.0%			
\$901 to \$925																									
\$926 to \$950																									
\$951 to \$975						6	0.0%														6	0.0%			
\$976 to \$1000								9	0.0%												9	0.0%			
\$1001 to 1025																									
\$1026 to 1050																									
\$1051 to 1075						4	0.0%														4	0.0%			
\$1076 to 1100						4	0.0%														4	0.0%			
\$1101 to 1125						19	0.0%			1	0.0%										20	0.0%			
\$1126 to 1150																									
\$1151 to 1175																									
\$1176 to 1200						1	0.0%														1	0.0%			
\$1201 to 1225																									
\$1226 to 1250						9	84	10.7%		2	0.0%										9	86	10.5%		
\$1251 to 1275		14	0.0%									8	0.0%								22	0.0%			
\$1276 to 1300												10	0.0%								10	0.0%			
\$1301 to 1325						2	144	1.4%				8	53	15.1%							10	197	5.1%		
\$1326 to 1350																									
\$1351 to 1375																									
\$1376 to 1400												58	210	27.6%							58	210	27.6%		
\$1401 to 1425													3	0.0%								3	0.0%		
\$1426 to 1450						7	122	5.7%				4	40	10.0%							11	162	6.8%		
\$1451 to 1475						3	132	2.3%					2	0.0%							3	134	2.2%		
\$1476 to 1400													74	0.0%								74	0.0%		
\$1501 to 1525								1	24	4.2%											1	24	4.2%		
\$1526 to 1550																									
\$1551 to 1575												9	204	4.4%		1	0.0%				9	205	4.4%		
\$1576 to 1500												1	102	1.0%		1	0.0%		15	0.0%	1	118	0.8%		
\$1601 to 1625									6	0.0%												9	0.0%		
\$1626 to 1650												1	34	2.9%							1	36	2.8%		
\$1651 to 1675																						3	0.0%		
\$1676 to 1600																						2	0.0%		
\$1701 to 1725																1	1	100.0%				1	1	100.0%	
\$1726 to 1750																	3	0.0%				3	0.0%		
\$1751 to 1775																1	36	2.8%				1	36	2.8%	
\$1776 to 1800																									
\$1801 to 1825																									
\$1826 to 1850																									
\$1851 to 1875																									
\$1876 to 1900																									
\$1901 to 1926																	12	0.0%				12	0.0%		
\$1926 to 1950																									
\$1951 to 1975																									
\$1976 to 2000																									
\$2000 and up																									
TOTALS		14	0.0%		21	516	4.1%		1	43	2.3%		81	740	10.9%		2	64	3.1%		15	0.0%	105	1392	7.5%

Data is only for buildings with a Certificate of Occupancy. Rents are calculated as if units are unfurnished.

**Vacancy Rates During the Current Quarter
Grand Junction**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225				2	0.0%		2	0.0%	3	0.0%									7	0.0%	
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300	71	0.0%																	71	0.0%	
\$301 to \$325																					
\$326 to \$350				115	0.0%														115	0.0%	
\$351 to \$375				2	0.0%		1	0.0%											3	0.0%	
\$376 to \$400				1	0.0%														1	0.0%	
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475				17	0.0%														17	0.0%	
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575																					
\$576 to \$600							43	0.0%											43	0.0%	
\$601 to \$625				17	0.0%														17	0.0%	
\$626 to \$650				21	0.0%														21	0.0%	
\$651 to \$675				47	0.0%														47	0.0%	
\$676 to \$700				1	41	2.4%	1	27	3.7%										2	68	2.9%
\$701 to \$725				6	0.0%		4	0.0%											10	0.0%	
\$726 to \$750							4	0.0%											4	0.0%	
\$751 to \$775							2	0.0%											2	0.0%	
\$776 to \$800							22	0.0%		1	0.0%								23	0.0%	
\$801 to \$825							2	84	2.4%	9	0.0%								2	93	2.2%
\$826 to \$850							10	0.0%	7	29	24.1%				58	0.0%			7	97	7.2%
\$851 to \$875							4	35	11.4%	4	0.0%								4	39	10.3%
\$876 to \$900										41	0.0%									41	0.0%
\$901 to \$925									1	60	1.7%								1	60	1.7%
\$926 to \$950													1	0.0%					1	0.0%	
\$951 to \$975													1	0.0%					1	0.0%	
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS		71	0.0%	1	269	0.4%	7	234	3.0%	8	147	5.4%	2	0.0%		58	0.0%		16	781	2.0%

Data is only for buildings with a Certificate of Occupancy. Rents are calculated as if units are unfurnished.

**Vacancy Rates During the Current Quarter
Greeley**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225																							
\$226 to \$250																							
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350																							
\$351 to \$375																							
\$376 to \$400																							
\$401 to \$425																							
\$426 to \$450																							
\$451 to \$475																							
\$476 to \$500																							
\$501 to \$525																							
\$526 to \$550																							
\$551 to \$575																							
\$576 to \$600																							
\$601 to \$625	1	37	2.7%	2		0.0%													1	39	2.6%		
\$626 to \$650																				1	0.0%		
\$651 to \$675		1	0.0%																	12	0.0%		
\$676 to \$700					12	0.0%															12	0.0%	
\$701 to \$725																							
\$726 to \$750				1	101	1.0%														1	101	1.0%	
\$751 to \$775				4	20	20.0%														4	20	20.0%	
\$776 to \$800				3	106	2.8%		18	0.0%											3	124	2.4%	
\$801 to \$825					10	0.0%															10	0.0%	
\$826 to \$850					2	0.0%		102	0.0%												104	0.0%	
\$851 to \$875																							
\$876 to \$900					8	0.0%	1	56	1.8%		18	0.0%								1	82	1.2%	
\$901 to \$925								12	0.0%												12	0.0%	
\$926 to \$950				1	84	1.2%	3	131	2.3%					48	0.0%					4	263	1.5%	
\$951 to \$975											15	0.0%									15	0.0%	
\$976 to \$1000				4	90	4.4%	6	60	10.0%											10	150	6.7%	
\$1001 to 1025																							
\$1026 to 1050																							
\$1051 to 1075		7	0.0%																		7	0.0%	
\$1076 to 1100				2	101	2.0%		101	0.0%					8	0.0%					2	210	1.0%	
\$1101 to 1125								3	78	3.8%										3	78	3.8%	
\$1126 to 1150					48	0.0%															48	0.0%	
\$1151 to 1175														8	0.0%						8	0.0%	
\$1176 to 1200				9	192	4.7%	2	58	3.4%				3	12	25.0%		6	0.0%		14	268	5.2%	
\$1201 to 1225				10	122	8.2%	12	96	12.5%												22	218	10.1%
\$1226 to 1250				2	120	1.7%					12	0.0%						11	0.0%		2	143	1.4%
\$1251 to 1275										5	128	3.9%								5	128	3.9%	
\$1276 to 1300							2	48	4.2%	4	86	4.7%								6	134	4.5%	
\$1301 to 1325														4	0.0%						4	0.0%	
\$1326 to 1350										11	240	4.6%		58	0.0%			50	0.0%		11	348	3.2%
\$1351 to 1375										7	180	3.9%									7	180	3.9%
\$1376 to 1400										10	180	5.6%									10	180	5.6%
\$1401 to 1425										17	156	10.9%									17	156	10.9%
\$1426 to 1450										9	124	7.3%		3	12	25.0%					12	136	8.8%
\$1451 to 1475																							
\$1476 to 1400																							
\$1501 to 1525																							
\$1526 to 1550					18	0.0%																18	0.0%
\$1551 to 1575														1	48	2.1%					1	48	2.1%
\$1576 to 1500														12	0.0%						12	0.0%	
\$1601 to 1625														2	22	9.1%					2	22	9.1%
\$1626 to 1650																		1	0.0%			1	0.0%
\$1651 to 1675																							
\$1676 to 1600																							
\$1701 to 1725																							
\$1726 to 1750											8	0.0%										8	0.0%
\$1751 to 1775																							
\$1776 to 1800																							
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950								24	0.0%					40	0.0%						64	0.0%	
\$1951 to 1975		5	15	33.3%																	5	15	33.3%
\$1976 to 2000																							
\$2000 and up										2	12	16.7%									2	12	16.7%
TOTALS	6	60	10.0%	36	1036	3.5%	29	784	3.7%	65	1159	5.6%	9	272	3.3%		68	0.0%		145	3379	4.3%	

Data is only for buildings with a Certificate of Occupancy. Rents are calculated as if units are unfurnished.

**Vacancy Rates During the Current Quarter
Pueblo**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350		13	0.0%																	13	0.0%	
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450		2	0.0%		51	0.0%														53	0.0%	
\$451 to \$475		1	2	50.0%		2	0.0%												1	4	25.0%	
\$476 to \$500					1	144	0.7%												1	144	0.7%	
\$501 to \$525						7	0.0%													7	0.0%	
\$526 to \$550									8	0.0%										8	0.0%	
\$551 to \$575																						
\$576 to \$600		3	0.0%		3	0.0%														6	0.0%	
\$601 to \$625		12	0.0%		11	226	4.9%		70	0.0%									11	308	3.6%	
\$626 to \$650					2	40	5.0%												2	40	5.0%	
\$651 to \$675						12	0.0%													12	0.0%	
\$676 to \$700																						
\$701 to \$725					1	118	0.8%		8	154	5.2%		2	40	5.0%				11	312	3.5%	
\$726 to \$750									4	104	3.8%		6	0.0%					4	124	3.2%	
\$751 to \$775										66	0.0%		10	0.0%		15	0.0%		14	0.0%	91	0.0%
\$776 to \$800						6	0.0%													6	0.0%	
\$801 to \$825									1	49	2.0%									1	49	2.0%
\$826 to \$850																						
\$851 to \$875									1	1	100.0%				1	0.0%			1	2	50.0%	
\$876 to \$900						5	0.0%					2	0.0%							7	0.0%	
\$901 to \$925																						
\$926 to \$950						24	0.0%						2	0.0%	1	56	1.8%			1	58	1.7%
\$951 to \$975																				24	0.0%	
\$976 to \$1000																						
\$1001 to 1025					3	84	3.6%													3	84	3.6%
\$1026 to 1050						64	0.0%						1	64	1.6%					1	128	0.8%
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150														8	0.0%		16	0.0%		16	0.0%	
\$1151 to 1175																				8	0.0%	
\$1176 to 1200																						
\$1201 to 1225						56	0.0%		24	0.0%		3	113	2.7%						3	193	1.6%
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350									24	0.0%		1	52	1.9%						1	76	1.3%
\$1351 to 1375																				2	39	5.1%
\$1376 to 1400															2	39	5.1%			2	39	5.1%
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475													24	0.0%						24	0.0%	
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575															8	0.0%				8	0.0%	
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725															1	8	12.5%			1	8	12.5%
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	1	32	3.1%	18	842	2.1%	14	500	2.8%	7	313	2.2%	4	135	3.0%		30	0.0%	44	1852	2.4%	

Data is only for buildings with a Certificate of Occupancy. Rents are calculated as if units are unfurnished.

**Vacancy Rates During the Current Quarter
Pueblo - Northwest**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350		13	0.0%																	13	0.0%	
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450					51	0.0%														51	0.0%	
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550								8	0.0%											8	0.0%	
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625		12	0.0%		1	18	5.6%													1	30	3.3%
\$626 to \$650					2	40	5.0%													2	40	5.0%
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775									10	0.0%										14	0.0%	
\$776 to \$800																				14	0.0%	
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$2000 and up																						
TOTALS		25	0.0%	3	109	2.8%		18	0.0%							14	0.0%		3	166	1.8%	

Data is only for buildings with a Certificate of Occupancy. Rents are calculated as if units are unfurnished.

**Vacancy Rates During the Current Quarter
Pueblo - Northeast**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625				9	180	5.0%													9	180	5.0%	
\$626 to \$650																						
\$651 to \$675					12	0.0%														12	0.0%	
\$676 to \$700																						
\$701 to \$725				1	118	0.8%	2	77	2.6%										3	195	1.5%	
\$726 to \$750							4	74	5.4%										4	74	5.4%	
\$751 to \$775								56	0.0%				15	0.0%						71	0.0%	
\$776 to \$800																						
\$801 to \$825							1	49	2.0%										1	49	2.0%	
\$826 to \$850																						
\$851 to \$875													1	0.0%						1	0.0%	
\$876 to \$900					5	0.0%														5	0.0%	
\$901 to \$925													1	56	1.8%				1	56	1.8%	
\$926 to \$950					24	0.0%														24	0.0%	
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025				3	84	3.6%													3	84	3.6%	
\$1026 to 1050					64	0.0%					1	64	1.6%						1	128	0.8%	
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																16	0.0%			16	0.0%	
\$1126 to 1150													8	0.0%					8	0.0%		
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225					56	0.0%		24	0.0%		3	113	2.7%						3	193	1.6%	
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350								24	0.0%		1	52	1.9%						1	76	1.3%	
\$1351 to 1375																						
\$1376 to 1400													2	39	5.1%				2	39	5.1%	
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475											24	0.0%								24	0.0%	
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575														8	0.0%					8	0.0%	
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725														1	8	12.5%				1	8	12.5%
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS				13	543	2.4%	7	304	2.3%	5	253	2.0%	4	135	3.0%		16	0.0%	29	1251	2.3%	

Data is only for buildings with a Certificate of Occupancy. Rents are calculated as if units are unfurnished.

**Vacancy Rates During the Current Quarter
Pueblo - Southeast**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450																						
\$451 to \$475																						
\$476 to \$500																						
\$501 to \$525																						
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600																						
\$601 to \$625																						
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750																						
\$751 to \$775																						
\$776 to \$800																						
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875																						
\$876 to \$900																						
\$901 to \$925																						
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS																						

Data is only for buildings with a Certificate of Occupancy. Rents are calculated as if units are unfurnished.

**Vacancy Rates During the Current Quarter
Pueblo - Southwest**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400																						
\$401 to \$425																						
\$426 to \$450		2	0.0%																	2	0.0%	
\$451 to \$475	1	2	50.0%		2	0.0%													1	4	25.0%	
\$476 to \$500				1	144	0.7%													1	144	0.7%	
\$501 to \$525					7	0.0%														7	0.0%	
\$526 to \$550																						
\$551 to \$575																						
\$576 to \$600		3	0.0%		3	0.0%														6	0.0%	
\$601 to \$625				1	28	3.6%		70	0.0%										1	98	1.0%	
\$626 to \$650																						
\$651 to \$675																						
\$676 to \$700																						
\$701 to \$725								6	77	7.8%	2	40	5.0%						8	117	6.8%	
\$726 to \$750									30	0.0%		6	0.0%							36	0.0%	
\$751 to \$775												10	0.0%							10	0.0%	
\$776 to \$800					6	0.0%														6	0.0%	
\$801 to \$825																						
\$826 to \$850																						
\$851 to \$875								1	1	100.0%									1	1	100.0%	
\$876 to \$900											2	0.0%								2	0.0%	
\$901 to \$925											2	0.0%								2	0.0%	
\$926 to \$950																						
\$951 to \$975																						
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
TOTALS	1	7	14.3%	2	190	1.1%	7	178	3.9%	2	60	3.3%							12	435	2.8%	

Data is only for buildings with a Certificate of Occupancy. Rents are calculated as if units are unfurnished.